

Planning Applications Report

**Planning Committee
18th February 2021**

**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

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

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

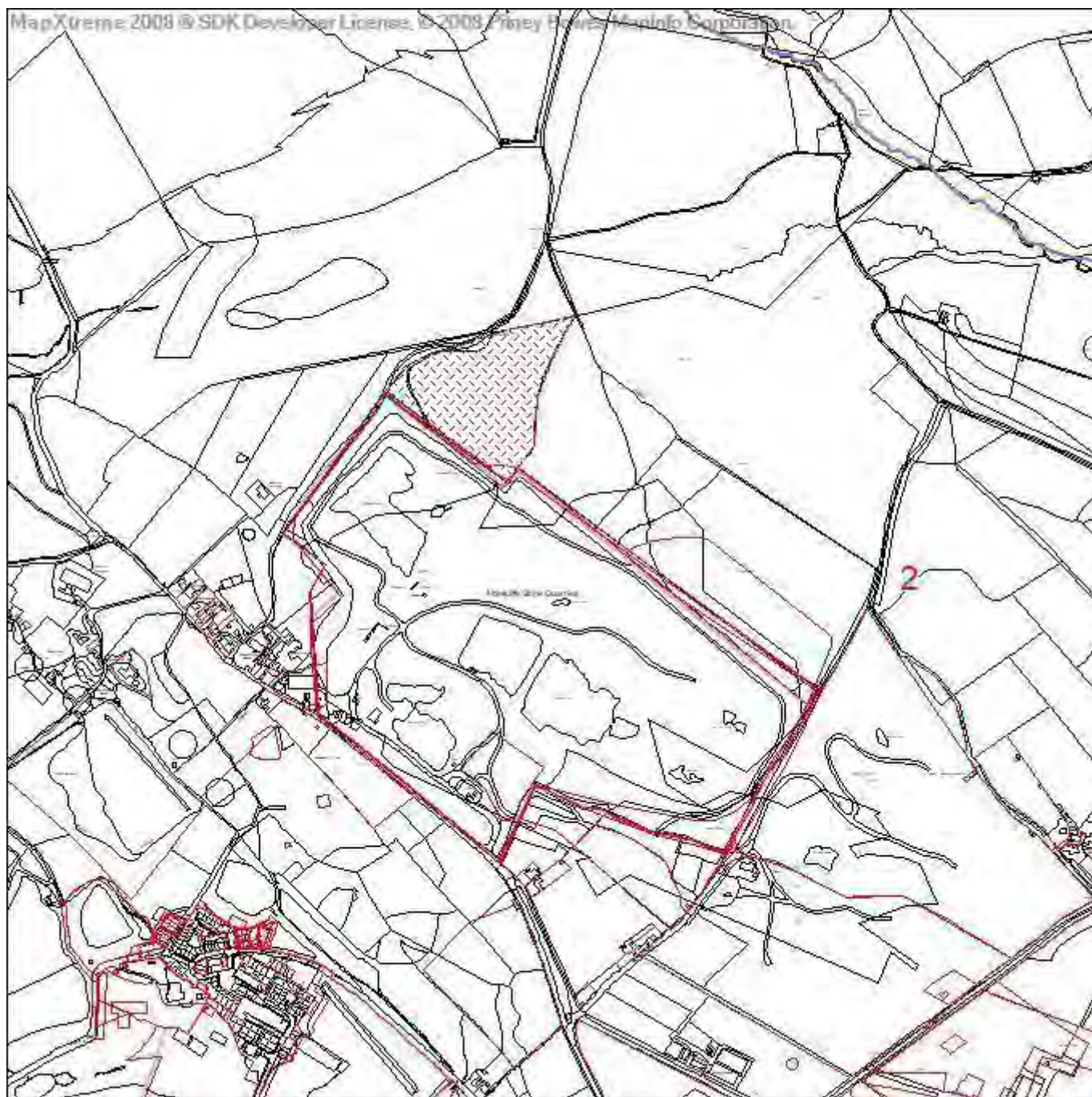
The background documents for this Report are the respective planning application documents which can be found at:-

www.bolton.gov.uk/planapps

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10058/20	60	HELO	REGENT PARK GOLF CLUB, LINKS ROAD, LOSTOCK, BOLTON, BL6 4AF

Application number 05250/19



**Directorate of Place
Development Management Section**

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Bolton Council

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Date of Meeting: 18/02/2021

Application Reference: 05250/19

Type of Application: County Matters
Registration Date: 16/01/2019
Decision Due By: 16/04/2019
Responsible Officer: Helen Williams

Location: MONTCLIFFE QUARRY, GEORGES LANE, HORWICH, BOLTON, BL6 6RT

Proposal: APPLICATION FOR A LATERAL NORTHERLY EXTENSION TO THE EXISTING QUARRY IN ORDER TO FACILITATE THE EXTRACTION OF GRITSTONE FOR THE PURPOSE OF PRODUCING HIGH GRADE STONE AND AGGREGATES

Ward: Horwich North East

Applicant: Armstrongs Aggregates Ltd
Agent : The Mineral Planning Group Ltd.

Officers Report

Recommendation: Approve subject to conditions

Executive Summary

- * Permission is for an extension of approximately 3.2 hectares to the north west of Montcliffe Quarry. The development would release a further 2.75 Mt of gritstone, for the purposes of producing high-quality dimension stone, with ancillary aggregates.
- * A series of benches would be created and a 3 metre high landscaped screening bund would be constructed along the northern and north western boundaries.
- * The proposed hours of working are 07:30 to 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays, which would be within the currently permitted hours of working at Montcliffe Quarry.
- * The proposed (average) 25 HGV movements per day in association with the extended area would be part of the existing permitted movements for Montcliffe Quarry (maximum of 100 in and 100 out per weekday, and 50 in and 50 out on Saturdays) and therefore no additional HGV movements in and out of the quarry are proposed in addition to those already approved.
- * The proposed end-date for mineral extraction within the proposed extension area is 31 December 2039. Upon cessation of the material extraction, restoration would commence. The remnant benches would be regenerated with grass/heath and scrub and lower area of the quarry extension would be infilled with inert and quarry waste to create a low lying, semi-aquatic habitat.
- * The application site is located within an Area of Search for Sandstone within the Greater Manchester Joint Minerals Plans and within the Council's Allocations Plan (Policy P4). The Greater Manchester Joint Minerals Plan, which forms part of Bolton's development plan, makes a presumption in favour of sustainable minerals development. Officers consider that "great weight" should be attached in the planning balance to the proposed extraction of mineral.
- * Officers consider that the proposed development would not constitute inappropriate development

in the Green Belt as it is considered, for the reasons discussed in the analysis below, that openness would be preserved and there would be no conflict with the purposes of including land within the Green Belt.

- * There will be harm to the landscape of the area during the mineral extraction phase of the development. This visual impact is identified within the analysis as being most significant from the public rights of ways on the surrounding moorland and on higher ground towards Rivington Pike. However, following the proposed restoration of the quarry extension the development would better assimilate with the neighbouring landscape, and therefore given the temporary nature of the harm identified, Officers consider that only moderate harm should be given to this impact on the planning balance.
- * Highways Engineers have raised no objection to the proposal. It is considered that highway safety would not be jeopardised or that the proposed development would not have a harmful impact on the capacity of the surrounding road network.
- * For the reasons discussed within the analysis and subject to the suggested conditions, it is considered that the proposed quarry extension would not have any more of an undue harm on the amenity of neighbouring residents than the existing quarrying operations.
- * The proposed development would not have an adverse effect on the neighbouring SSSI. Whilst the operational/extraction phase of the development would temporarily displace habitats, there would be a biodiversity gain following the restoration of the site.
- * It is considered that the proposed quarry extension would not have an adverse impact on hydrology, hydrogeology, flood risk or land stability.
- * Officers consider, in the planning balance, that the great weight to be attached to the proposed mineral extraction outweighs the moderate harm to the landscape and the minor harm to biodiversity during the operational/extraction phase of the development.
- * Members are therefore recommended to approve this application, subject to the suggested conditions.

Proposal

1. Permission is sought for an extension of approximately 3.2 hectares to Montcliffe Quarry, to the north west of the existing quarry.
2. The applicant has stated that the principal aim of the proposed development is to release a further 2.75 megatonnes (2.75Mt) of gritstone in order to, primarily, produce high-quality dimension stone, with ancillary aggregates, which are to be used for construction. The extension area would extract rock from the same geological horizons as currently worked at Montcliffe Quarry.
3. The extraction operations would follow a phased scheme of working, working northwards from the existing quarry face into the northernmost 'corner' of the extension area. A series of benches would be created. No extraction would take place below an elevation of 264 metres AOD, which is in accordance with the existing approval at Montcliffe Quarry (to substantially avoid the water table). The material would be extracted through a mixture of stripping and blasting.
4. Soil stripping operations would be carried out in two phases; phase 1 being the southern half of the site and phase 2 being the northern half. Some of the soils stripped from the working area will be used to form temporary, grassed, screen bunds along the northern and north western site boundaries, 3 metres in height (outer slope of 1:3 and inner slope of 1:2). Other soils and overburden will be stripped and stored within the confines of the existing quarry for use in the final restoration.
5. The applicant anticipates, based on current extraction rates, that materials would be extracted from the proposed extension at a rate of approximately 500 tonnes per day, over a 5.5 day week,

totalling approximately 137,500 tonnes per annum. This rate of working would be the same as currently in operation at Montcliffe Quarry.

6. The proposed hours of working are 07:30 to 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays, which would be within the currently permitted hours of working at Montcliffe Quarry.
7. It is estimated that the proposed rate of working/extraction rates would require an average of 25 HGV movements in and out per day. The current permitted number of HGV movements for Montcliffe Quarry is a maximum of 100 in and 100 out per day, Monday to Friday, and 50 in and 50 out per day on Saturdays. The proposed (average) 25 HGV movements per day in association with the extended area would be part of these permitted movements and therefore no additional HGV movements in and out of the quarry are proposed in addition to those already approved.
8. HGVs would utilise the existing haul/internal routes within the existing quarry.
9. Fencing is proposed to be erected around the periphery of the proposed extension area to prevent trespassing.
10. The proposed end-date for this proposed extension area is 31 December 2039. The current end-date for extraction at Montcliffe Quarry (the main quarry area) is 20 February 2033 (approval 97782/16) and the current end-date for the north eastern extension to the quarry (approval 93076/14) is 20 February 2021.
11. Upon cessation of the material extraction, restoration would commence, which would occur within the entire extension area as a single, additional phase to the overall restoration of Montcliffe Quarry. It is proposed that the application site would form phase 2B (out of 10 phases) of the overall restoration of Montcliffe Quarry. Restoration would take place on the upper benches first, with the temporary screen bund material being used to restore the remnant benches, which would be regenerated with grass/heath and scrub. The lower area of the quarry extension (southern central part) would be infilled with inert and quarry waste to create a low lying, semi-aquatic habitat. Materials to be used for the restoration would be a combination of retained mineral waste, overburden materials and imported inert waste.
12. The application has been submitted with an accompanying Environmental Impact Assessment (EIA).

Site Characteristics

13. The application site measures approximately 3.2 hectares and comprises the north western face of Montcliffe Quarry and land behind it, roughly triangular in shape. The site is rough grazing land, which rises in a north eastern direction from 284m AOD along the southern boundary to 342m AOD in the north eastern corner.
14. The site is located within the Green Belt, Winter Hill and Smithills Moor Site of Biological Importance (SBI) (1 hectare of the site is located within the SBI) and within the Mineral Safeguarding Areas for Brick and Clay, Surface Coal and Sandstone. The application site is also allocated as a Mineral Area of Search for Sandstone.
15. The application site is located in the south-western edge of the Southern Pennines National Character Area and the Upland Moorlands Hill Landscape Character Area.
16. Montcliffe Quarry, which is to the south of the application site, occupies approximately 26 hectares and is currently (and has been historically) utilised for mineral extraction

(sandstone/gritstone aggregate and blockstone). The site has planning permission for its reserves to be fully worked until February 2033 and progressively restored until February 2035 (under approval 97782/16).

17. Neighbouring the application site to the north and east is the West Pennine Moors Site of Special Scientific Interest (SSSI): the application site is not located within the SSSI. To the east are the lower slopes of 'Adam Hill' and to the north and west is 'Wilder's Moor'. These surrounding areas have more of a visible moorland character than the application site, and feature blanket bog (which the application site does not).
18. To the west and north west of the site (outside the application site) is the track/road that runs up to the Winter Hill mast and carries public right of way HOR013. This public footpath joins public right of way HOR014 to the north of the site, and HOR014 continues to the east of the application site in a south easterly directly through Adam Hill, then linking to the wider footpath network (HOR060 and HOR015) east of the site. The moorland area adjoining the application site is Open Access Land.
19. The nearest residential properties to the application site are approximately 400 metres away to the south west, on Georges Lane.

Policy

20. Development plan policies

Core Strategy Policies: P4 Minerals; P5 Accessibility and Transport; S1 Safe Bolton; CG1 Cleaner and Greener Bolton; CG3 The Built Environment; CG4 Compatible Uses; OA1 Horwich and Blackrod.

Allocations Plan Policies: P8AP Public Rights of Way; CG7AP Green Belt.

Greater Manchester Joint Minerals Plan April 2013

21. Other material considerations

National Planning Policy Framework (NPPF) – Sections 2. Achieving sustainable development; 6. Building a strong, competitive economy, 9. Promoting sustainable transport, 13. Protecting Green Belt land, 14. Meeting the challenge of climate change, flooding and coastal change, 15. Conserving and enhancing the natural environment, 16. Conserving and enhancing the historic environment, and 17. Facilitating the sustainable use of minerals.

National Planning Policy Guidance - Minerals

SPD Accessibility, Transport and Safety

A Landscape Character Appraisal of Bolton (October 2001)

Analysis

22. 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.

23. The main impacts of the proposal are:-

24. principle of the proposed development

- * impact on the purposes and openness of the Green Belt
- * impact on the landscape
- * impact on traffic and the surrounding highways
- * impact on residential amenity
- * impact on biodiversity
- * impact on hydrogeology
- * impact on flood risk
- * impact on land stability
- * impact on archaeology

Principle of the Proposed Development

- * Policy 1 of the Greater Manchester Joint Minerals Plan makes a presumption in favour of sustainable minerals development. It states that positive consideration will be given to minerals development which accords with the policies set out in the development plan and such development will be considered to be sustainable and will be permitted unless other material considerations indicate otherwise.

25. Policy 3 of the Plan states that applications for the extraction and/or processing of sand, gravel or sandstone/gritstone within the Areas of Search will be permitted where the mineral is required to meet the required landbank (at least 10 years for crushed rock), the site contains adequate resources of the mineral in terms of quality and quantity for extraction to take place, and the proposal is in accordance with the key planning and environmental criteria within the Plan.

26. Policy 4 of the Plan states that proposals for the working of natural building stone will be supported provided that this would assist the conservation and repair of historic buildings or structures built of the same or similar materials, or new construction where the use of building stone is specified.

27. Policy P4 of the Core Strategy states that the Council will:

28. Maintain an adequate landbank of aggregates to make a contribution towards the maintenance of Greater Manchester's share of the regional production of aggregates.

- * Identify sites, preferred areas, or areas of search for gritstone mainly in the northern, upland parts of the borough; for sand, gravel and coal they will be identified mainly in the southern lowland parts of the borough.
- * Safeguard known resources of minerals, and existing and planned infrastructure that supports mineral exploitation including facilities for manufacturing and the handling, processing and distribution of substitute recycled and secondary aggregate material.
- * Montcliffe Quarry is currently, and has historically been, utilised for mineral extraction (dimension stone (sandstone) and ancillary aggregates). The main quarry has planning permission to work until February 2033. Both the quarry and the application site are allocated as being within Areas of Search for Sandstone within Map 2 of the Greater Manchester Joint Minerals Plan and within the Council's Allocations Plan (Policy P4).

Need

29. Paragraph 203 of the National Planning Policy Framework (NPPF) states that it is essential that there is a sufficient supply of minerals to provide the infrastructure, buildings, energy and goods

that the country needs. Since materials are a finite natural resource, and can only be worked where they are found, best use needs to be made of them to secure their long-term conservation.

30. Paragraph 205 of the NPPF states that, when determining planning applications, great weight should be given to the benefits of mineral extraction, including to the economy.
31. The proposed extension would enable the further provision of high-quality building stone. The gritstone unit (the Ousel Nest Grit Unit) worked at Montcliffe Quarry, and underlying the proposed extension area, produces very high quality dimension stone, stone which has previously been extensively used for buildings in Bolton, Turton, Farnworth, Horwich and Blackrod. The applicant considers the production of such dimension stone vital to maintain the continued supply of material for repairs and restoration of local buildings, and to enable new builds to be in keeping with their surroundings (policy 4 of the GM Minerals Plan, and a requirement of area specific policies within the Core Strategy).
32. In addition to the need for a supply of building stones for conservation and new construction, it is acknowledged in the Greater Manchester Joint Minerals Plan that, currently, the vast majority of such material is via imports outside the region. The proposed local supply would improve the sustainability of transporting materials from source to end user. The majority of the material to be exported from the proposed extension area, as with those from Montcliffe Quarry, will be distributed to the surrounding area, within an approximate 30 to 50km radius. The highest demand is expected from Greater Manchester and Lancashire.
33. Greater Manchester Minerals and Waste Unit has been consulted on the proposed development and have stated that whilst the sub-regional landbank currently exceeds the requirement for a minimum of 10 years for crushed rock (Policy 3 of the GM Minerals Plan), this is not a reason for refusal.
34. In accordance with the second point of Policy 3 of the GM Minerals Plan, the application site is considered to contain adequate resources of the mineral in terms of quality and quantity for extraction to take place. Indeed it is identified as an Area of Search and a Mineral Safeguarding Area, and the adjacent quarry face and nearby boreholes indicate that there is a large sandstone deposit within the application site.
35. The volume of aggregate and mineral waste by-product extracted from the extension area will exceed that of the dimension stone, however the value of the dimension stone far outweighs that of the aggregate and it is the case for all dimensional stone quarries that building stone output will be less than volume of aggregate and mineral waste by-product.

Alternatives

36. There are not considered to be any clear alternatives to the proposal. An equivalently viable resource would have to be identified and proven, as part of the search for any new, alternative site.
37. It is considered that the proposed development supports the objectives of the Greater Manchester Joint Minerals Plan and is in accordance with Policy P4 of the Core Strategy. In line with paragraph 205 of the NPPF, it is considered that the benefits of the proposed mineral extraction should be given great weight in the determination of this application.

Impact on the Purposes and Openness of the Green Belt

38. The Council's development plan policy concerning Green Belt is Policy CG7AP of the Allocations

Plan. This states that the Council will not permit inappropriate development in the Green Belt and that inappropriate development includes any development which does not maintain the openness of land or which conflicts with the purposes of including land within the Green Belt, and the erection of new buildings except for in a number of listed circumstances. Paragraph 5.15 of the justification for Policy CG7AP states that, within the Green Belt, there is a presumption against development except for a few limited forms including mineral extraction.

39. Section 13 of the NPPF concerns protecting Green Belt land. Allocations Plan Policy CG7AP reflects the advice contained within this national guidance. Paragraph 146 of the NPPF states that certain forms of development are not inappropriate in the Green Belt provided that they preserve its openness and do not conflict with the purposes of including land within it. These forms of development include "a) mineral extraction".
40. Paragraph 133 of the NPPF states that the Government attaches great importance to Green Belts and that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.
41. It is considered that the proposed development would not constitute urban sprawl within the Green Belt and would not conflict with the purposes of including land within the Green Belt. In *R (Samuel Smith Old Brewery (Tadcaster) and others) v North Yorkshire County Council* [2020] Lord Carnwath found, *"A large quarry may not be visually attractive while it lasts, but the minerals can only be extracted where they are found, and the impact is temporary and subject to restoration. Further, as a barrier to urban sprawl a quarry may be regarded in Green Belt policy terms as no less effective than a stretch of agricultural land."*
42. The final landscaped restoration of the quarry following the extraction works is also not considered to be contrary to the purposes of Green Belt, as set out within paragraph 134 of the NPPF.
43. "Openness" of the Green Belt is not defined within the NPPF, but it is recognised that Green Belt designation is predominantly a spatial designation, though it has a visual element. Openness is a planning judgement for the decision taker.
44. No buildings or structures are proposed as part of the development, therefore the openness of the Green Belt would not be affected by the presence of any of these. The proposed extraction of mineral would mainly consist of cutting into the hillside, which is not considered to harm openness in spatial terms, as this part of the development would not project above ground level. 3 metre high screening bunds are however proposed along the northern and north western site boundaries of the site. These bunds are, in part, intended to restrict public views into the quarry extension from the north and west, but it is not considered that the perception of the area's openness (and views across the site, especially views looking southwards and downhill) would be harmed by the presence of these bunds, and the bunds would eventually assimilate into the landscape (become part of the landscape during the extraction period of the development). The bunds are also temporary features, which would be removed (used as part of the restoration scheme) once extraction had ceased.
45. Longer views of the quarry extraction, from the south, would be in conjunction with the existing Montcliffe Quarry, Pilkington Quarry and the permitted north eastern extension to Montcliffe Quarry. Whilst there would be a visual change (which is discussed in more detail below), it is not considered that this would be to such a degree that would harm the perceived openness of Green Belt.

46. It is also considered that the openness of the Green Belt would be preserved following the landscaped restoration of the site, with views across the site remaining open and with the land being regenerated with grass, heath and scrub to help it assimilate with the surrounding landscape.
47. For these reasons, it is considered that the proposed development would not constitute inappropriate development in the Green Belt as openness would be preserved and there is no conflict with the purposes of including land within the Green Belt.

Impact on the Landscape

48. Policy CG3 of the Core Strategy states [amongst other things] that the Council will conserve and enhance local distinctiveness ensuring development has regard to the landscape quality of the area, and will maintain and respect the landscape character of the surrounding countryside and its distinctiveness. Any soft landscaping and landscape enhancement schemes should enhance biodiversity and be compatible with the nearby landscape types identified by the Landscape Character Assessment. Policy OA1.11 refers specifically to development in Horwich and Blackrod and states that the Council will ensure that new development does not harm the landscape setting and protects views from public areas to the surrounding landscape.
49. The application site and the wider area are located within the south western edge of the Southern Pennines National Character Area and within the Upland Moorland Hills Landscape Character Area. The application site covers an area of approximately 3.2 hectares and is rough grazing land. The site rises in a north eastern direction from 284mAOD along the southern boundary to 342mAOD in the north eastern corner.
50. The site is the existing hill above the existing north western face of Montcliffe Quarry. To the south are the operational areas of Montcliffe Quarry and further to the east is Pilkington Quarry. To the north and west is an expansive area of Open Access land which consists primarily of moorland. This rounded moorland upland provides long and expansive views across the lowland areas of the Middlebrook Valley to the south and south east. To the south east are gentler lower slopes.
51. The immediate area is characterised in the main by farmsteads and residential properties in "ribbon development". Approximately 1.4 kilometres to the south west is the more concentrated development of Horwich and the outer areas of Bolton are approximately 2.3 kilometres to the east. Further away are Blackrod and Adlington to the west. Wallsuches Conservation Area is approximately 450 metres to the south west, Horwich Town Centre Conservation Area is approximately 2 kilometres to the south west, Horwich Loco Works Conservation Area is approximately 2.3 kilometres to the south west, and Chorley New Road Conservation Area is approximately 3.2 kilometres to the south east. Smithills Country Park is approximately 80 metres to the north, Lever Park (a registered park) is approximately 2.1 kilometres to the north west and Rivington Terraced Gardens (another registered park) is approximately 2.4 kilometres to the north west.
52. Montcliffe Quarry already influences the landscape of the area and is recognised as an intrusive feature within the landscape character of the area. In addition another quarry, Pilkington Quarry is in close proximity, though Quarry No.1 is currently being restored. Pilkington Quarry No. 2 has an approval for phased extraction and a north eastern extension has been approved to the north eastern face of Montcliffe Quarry. Montcliffe Quarry will be restored in time in accordance with planning permission 97782/16.

53. The proposed development will result in a further extension to the Montcliffe Quarry, with the land being reprofiled into a series of benches. Once the extraction of mineral has been completed the site is to be restored in accordance with the proposed restoration masterplan, to facilitate natural regeneration of grass, heath and shrubs. The proposed restoration is intended to create a final landform and topographic shape that will merge into the adjacent landscape and appear as a natural feature, typical of the locality.
54. A Landscape and Visual Impact Assessment (LVIA) has been submitted with the application, which considers nine different surrounding public viewpoints from which visual impacts have been assessed. The cumulative visual effects of the other permitted quarrying works at Montcliffe and Pilkington Quarries have also been considered within the LVIA.
55. The Council's Landscape Officers have confirmed that the most significant visual impact will be from the public rights of ways on the surrounding moorland, which wrap around the top of the application site, and on higher ground towards Rivington Pike, where the removal of a further 'chunk' out of the hillside will be more apparent.
56. More distant views, generally from the west, south west and south (for example, from Horwich, Wingates and Hunger Hill) would also be impacted, but these would be cumulative to the existing view of the quarry faces and Landscape Officers consider that they would have lower impacts.
57. The site is proposed to be restored so that it complements the approved restoration scheme for Montcliffe Quarry. The nature of quarrying processes mean that the visual benefits from the restoration will only be evident in the longer term (rather than in the shorter term), once the extraction works have ceased. Once the final benches have been developed, the upper sections of the site can be restored and then progressively from there on. This means that restoration can take place before the final extraction stage.
58. The proposed north western extension to Montcliffe Quarry will result in the site and Montcliffe Quarry being more visible from surrounding areas, which should be attached some planning harm in the determination of this application. However, it is considered that the main harm caused to the landscape will be temporary in nature and that over time the development will better blend into the adjoining landscape following its restoration. It is therefore considered that the proposed development has regard to the landscape character of the area and will not (over time) harm the landscape setting of the area, compliant with Policies CG3 and OA1.11 of the Core Strategy.
59. Conditions are suggested to ensure the 3 metre high screening bunds are kept in situ during the duration of the extraction operations and that the restoration scheme is carried out in accordance with the submitted details.

Impact on Traffic and the Surrounding Highways

60. Policy P5 of the Core Strategy states that the Council will ensure that developments take into account [amongst other things] freight movements and serving arrangements. Policy S1.2 states that the Council will promote road safety in the design of new development.
61. Paragraph 109 of the NPPF states that development should only be prevented or refused on highways grounds if there would be unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
62. Vehicle access to the proposed quarry extension would be via the existing entrance to Montcliffe Quarry and via the existing internal routes within the quarry.

63. It is estimated that the proposed rate of working/extraction rates would require an average of 25 HGV movements in and out per day. The current permitted number of HGV movements for Montcliffe Quarry is a maximum of 100 in and 100 out per day, Monday to Friday, and 50 in and 50 out per day on Saturdays. The proposed (average) 25 HGV movements per day in association with the extended area would be part of these permitted movements and therefore no additional HGV movements in and out of the quarry are proposed in addition to those already approved.
64. The applicant, Armstrongs, keep a record of all HGV movements in and out of the Montcliffe Quarry, which are available for the Council to inspect. The latest records from July to October 2020 (inclusive) show that in July there were approximately an average of 54 vehicles in and 54 out per day, August approximately an average of 51 in and 51 out per day, September approximately an average of 62 in and 62 out, and in October approximately an average of 57 in and 57 out per day. This proves that during this period the HGV movements were well below the movements permitted for the quarry and that any required additional movements on top of that for the extension area would also fall below the permitted movements for Montcliffe Quarry.
65. A Unilateral Undertaking for the quarries (January 2012) restricts the combined number of HGV movements for both Montcliffe and Pilkington Quarries to a maximum of 170 in and 170 out per day, Monday to Friday, and 85 in and 85 out per day on Saturdays. Over the same period as reported above, there were recorded in July approximately an average of 86 in and 86 out per day, August approximately an average of 88 in and 88 out per day, September approximately an average of 77 in and 77 out per day, and in October approximately 74 in and 74 out per day, which again proves that HGV movements are currently a lot lower than permitted.
66. The proposed hours of working would be the same as currently permitted at Montcliffe Quarry, which are 07:30 to 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays.
67. A routing agreement for all HGVs entering and exiting Montcliffe and Pilkington Quarries was drawn up by the applicant as part of the requirements of their Unilateral Undertaking (January 2012), which states that "all reasonable endeavours" will be exercised to ensure drivers avoid Horwich Town Centre via Church Street and Lee Lane in the period 30 minutes before and 10 minutes after normal opening time and 10 minutes before and 30 minutes after normal closing time of Horwich C of E Primary School. It is believed that this is adhered to.
68. Vehicles leaving Montcliffe Quarry egress via the wheel wash and are sheeted on departure. In addition to this, a road sweeper is employed to be continuously active along Georges Lane and Makinson Lane. This reduces any mud or debris on the roads.
69. The Council's Highways Engineers have raised no objection to the proposed development. As part of their review of the proposals they have also checked the analysis of the available injury accident data for both Georges Lane and its junction with Chorley Old Road. This revealed no injury accident record associated with the movements of the HGVs at the quarries over the last five years.
70. Subject to conditions restricting the number of HGV movements in line with those approved already for Montcliffe Quarry, restricting the hours of operation, ensuring vehicles leaving the quarry are sheeting, and ensuring that the wheel wash at the entrance to Montcliffe Quarry remains in use during the lifetime of the permission, it is considered that the proposed development would not jeopardise highway safety or have a harmful impact on the capacity of the surrounding road network. It is therefore considered that the proposal complies with Policies P5 and S1.1 of the Core Strategy.

Impact on Residential Amenity

71. 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 should not generate unacceptable nuisance, odours, fumes, noise or light pollution.
72. Paragraph 144 of the NPPF states that when determining planning applications for mineral extraction, local planning authorities should [amongst other things] ensure that any unavoidable noise, dust and particle emissions and any blasting vibrations are controlled, mitigated or removed at source, and establish appropriate noise limits for extraction in proximity to noise sensitive properties.
73. The nearest residential properties to the application site are approximately 400 metres away to the south west, on Georges Lane (Montcliffe Cottages, Montcliffe House and 12 to 30 Georges Lane). Amongst other neighbouring properties in the area, the houses on Markland's Road are approximately 550 metres away, Rocky Mount and Hill Crest are approximately 560 metres away, the houses on Makinson Lane are approximately 670 metres away and the houses at Heather Hall, Heather Hall Cottages and Slack Hall are approximately 950 metres away.

Hours of operation

74. The hours of operation for the proposed extraction and restoration works are 07:30 to 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays, which are within the existing permitted hours of working at Montcliffe Quarry. No extension of operating hours is therefore proposed. The hours of operation would again be conditioned, should the application be approved.

Noise

75. Noise from all activity within Montcliffe Quarry (including operational noise, blast induced noise and noise from traffic movements, but excluding operations relating to top soil and stripping) is already limited by condition 10 of approval 97782/16, to 55dB as measured from the façade of the nearest noise sensitive properties (over a one hour period). Noise from operations relating to top soil and stripping and other works in connection with landscaping and restoration is restricted to 70dB by condition 11 of approval 99782/16. Both of these noise limits are in accordance with guidance contained within the NPPG. Condition 4 of the approval requires the applicant to submit a quarterly noise monitoring report to demonstrate that these noise readings are being met.
76. The proposed operations within the quarry extension area would also need to adhere to these noise restrictions, as a cumulative noise reading for the wider Montcliffe operations. Conditions setting out the restrictions would be imposed again on any approval, as would a condition for a quarterly noise monitoring report to be submitted.
77. Officers acknowledge that there had been a lengthy period when the applicant had not submitted the required monitoring reports for Montcliffe Quarry, however these are now again being submitted again (since last year) and they demonstrate that the noise restrictions are not being breached.
78. It is again proposed that a condition is attached to any approval to ensure all plant, equipment and other machinery used in connection with both the extraction operations and restoration of the site are equipped with silencing equipment or sound proofing and that the hours of drilling operations and blasting operations are restricted.

Vibrations

79. The hours that blasting can occur and vibration limits to the blasting operations are again proposed to be restricted by conditions, in line with the existing approval for Montcliffe Quarry.

Dust and air quality

80. Dust and air quality are currently already strictly controlled and monitored at Montcliffe Quarry. This latest proposal does not seek to alter the current limits in place, or the previously agreed techniques for controlling air quality. Existing working practices and hours of operations are not proposed to be changed as a result of this proposed development.
81. The Council's Pollution Control Officers have recommended a condition be attached to any approval for a scheme to be submitted and agreed for details of the proposed dust and windblown material suppression for the extended area.
82. It is considered, subject to the suggested conditions, that the proposed north western quarry extension would not have any more of an undue harm on the amenity of neighbouring residents, than the existing quarrying operations, and therefore it is considered that the proposal is compliant with Policy CG4 of the Core Strategy.

Impact on Biodiversity

83. Policy CG1.1 of the Core Strategy states that the Council will safeguard and enhance the rural areas of the borough from development that would adversely affect its biodiversity including trees, woodland and hedgerows, geodiversity, landscape character, recreational or agricultural value. Policy 13(v) of the Greater Manchester Joint Minerals Plan states that in defining the future use for the mineral site, restoration should be geared towards improvement of final landuse and should provide for the enhancement of the quality of the landscape, biodiversity assets, local environment, European sites, ecological value of the site of the setting of historic assets to the benefit to the local or wider community.
84. Section 15 of the NPPF concerns protecting and enhancing the natural environment.
85. The applicant has submitted a Preliminary Ecological Appraisal, a bird survey and a soils appraisal with their application.
86. 1 hectare of the application site is located within the large Winter Hill and Smithills Moor Site of Biological Importance (SBI), which is listed for its dry modified bog and for the presence of a range of nesting birds. The SBI is Grade A and therefore of county importance. Bridge Street Local Nature Reserve is 1.3km away. Land to the north and east of the application site is within the West Pennine Moors SSSI (the application site is adjacent a SSSI), which supports an extensive mosaic of upland and upland-fringe habitats, including blanket bogs, wet and dry heathland, acid and lime-rich flushes, rush pastures and mire grasslands, acid grasslands, and wet and dry broadleaved woodlands and scrub.
87. The proposed quarry extension would break into previously unquarried ground, leading to the loss of upland pasture/acid grassland and rock outcrops. The proposal will also lead to the loss of the existing rock face at the north western corner of the existing Montcliffe Quarry.

Birds

88. The neighbouring SSSI contains diverse assemblages of upland moorland, in-bye and woodland breeding birds. Natural England has reviewed the submitted bird survey and concurs that the application site is likely to provide low quality breeding habitat for species listed within the SSSI assemblage.
89. The presence of a raven/peregrine nest on the quarry face has been reported, which would be affected by the extension. Natural England raise no objection, but recommend that a condition be

attached to any approval for nest monitoring to be undertaken prior to the commencement of any work to the quarry face or other rock faces that may be or may become suitable for nesting raptors.

90. With regards to bird species on the surrounding moorland Natural England consider, given the current quarrying operations and likely noise habituation of these smaller bird species, as well as the noise insulation properties that the proposed benching design, dry stone wall restoration and screen bunds are likely to provide, the proposed quarry extension would not have a significant displacement effect.

Other fauna

91. No evidence of badgers has been found and the site is considered to be largely poor habitat for reptiles.

Effects on the neighbouring SSSI

92. With regards to the potential for wind-blown (mineral) dust deposition upon the SSSI, the applicant has confirmed that no mechanical or chemical mineral processing (crushing, screening, washing) will take place within the proposed extension area. Mineral processing instead takes place within the existing quarry. Two new dust monitoring 'pads' are proposed around the proposed extension, which, along with existing monitoring pads, would monitor wind-blown material outside the quarry boundary. Natural England have confirmed the acceptance of the pads in the locations they are proposed.
93. Following Natural England's initial comments on the proposal the applicant is proposing to physically remove any potential connectivity between the soil horizons of the site and the neighbouring SSSI, to protect the hydrology of the neighbouring soils and peat. In order to achieve this, a standoff zone (an impermeable trench) is proposed within the site. Natural England has requested input into the design of this, therefore a condition requiring further details of the trench is suggested.

Proposed restoration

94. It is recognised that there will be a temporary displacement of habitats during the life of the proposed quarry operations, and owing to the nature of the proposal, it is unlikely that mitigation can be provided on site. The proposed restoration of the site has been designed to maximise the wildlife value of the completed landform, and this is to include regenerating the site with grass/heath and scrub and creating a low lying, semi-aquatic habitat on the lower area of the site.
95. Natural England has confirmed that they are in favour of the proposed heathland regeneration and that the proposed wet woodland feature in the floor of the quarry extension would add to biodiversity net gain. Greater Manchester Ecology Unit has also stated that the proposed final restoration scheme would provide compensation for the loss of habitat within the SBI in the long term.
96. As with previous approvals for Montcliffe Quarry, officers again suggest that a condition requiring a five year aftercare scheme for the restored site be submitted to and approved by the Council.
97. It is considered that the proposed construction/operational phase of the development will have a minor negative effect on biodiversity, but there will be a biodiversity gain following the restoration of the site. It is therefore considered that the proposed development would comply with Policy CG1.1 of the Core Strategy.

Impact on Hydrogeology

98. Policy CG4.2 of the Core Strategy states that the Council will [amongst other things] ensure that development does not cause detrimental impacts upon water.
99. The application site is within a Secondary A Aquifer. The groundwater beneath the application site is substantially below the proposed extraction depths. Following the Environment Agency's initial comments on the proposal, additional borehole data has been submitted by the applicant (seven additional borehole logs have been released). This data demonstrates that the proposed extraction operations would not encounter the Secondary A Aquifer, with the proposed maximum extraction depth being over 33 metres above it.
100. Natural England are satisfied that the applicant's hydrology and hydrogeology assessment with regards to boreholes, geological profiles and porosity demonstrates that the proposed development would not lead to water being drawn away from the peatland habitats within the neighbouring SSSI.
101. It is therefore considered that the proposed development would not have an adverse impact on groundwater or the hydrology of the neighbouring SSSI, compliant with Policy CG4.2 of the Core Strategy.

Impact on Flood Risk

102. 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.
103. A Flood Risk Assessment (FRA) has been submitted with the planning application as the application site is greater than 1 hectare in size.
104. The site is located with Flood Zone 1, which is considered to be at low risk of fluvial and tidal flooding. There are no existing natural surface watercourses within the application site.
105. It is not proposed to significantly alter the existing surface water drainage regime of Montcliffe Quarry as a result of the proposed development. The only change that would be made involves a minor redirection of the ephemeral drainage ditch that forms the southern boundary of the site. Water within the ditch currently flows directly into the quarry to collect in an existing lagoon; the proposed egress point would be simply located approximately 170 metres to the south east. Surface water would then flow to a separate, existing lagoon in the quarry floor.
106. The Council's Flood Risk/Drainage Officers have raised no objection to the proposal.
107. It is therefore considered that the proposed development complies with Policy CG1.5 of the Core Strategy.

Impact on Land Stability

108. Policy CG4.3 of the Core Strategy states that development proposals on land that is (or is suspected to be) affected by contamination or ground instability must include an assessment of the extent of the issues and any possible risks. Development will only be permitted where the land is, or is made, suitable for the proposed use.
109. A Coal Mine Risk Assessment has been submitted with the application. The Coal Authority has confirmed that the application site does not fall with the defined Development High Risk Area and

therefore they raise no concerns.

Impact on Archaeology

110. Policy CG3.4 of the Core Strategy states that the Council will conserve and enhance the heritage significance of heritage assets and heritage areas, recognising the importance of sites, areas and buildings of archaeological, historic, cultural and architectural interest and their settings.
111. Prior to the submission of this planning application (as part of the EIA scoping consultation), Greater Manchester Archaeological Advisory Service (GMAAS) had advised that a Written Scheme of Investigation (WSI, an archaeological investigation) would need to be undertaken prior to commencement of any development. A condition requiring this is therefore suggested. GMAAS has raised no objection to the proposal.

Other Matters

112. No public rights of way enter the application site and therefore their integrity would not be affected by the proposed development.
113. Aviation safety is not considered to be a consideration for this proposal.
114. Natural England has confirmed that the proposed development would not lead to the loss of the "best and most versatile" agricultural land (paragraphs 170 and 171 of the NPPF).
115. The applicant would need to vary the relevant conditions within planning permission 97782/16 with regards to the restoration of the main quarry, so that the proposed restoration scheme for the main quarry ties in with the proposed restoration for the proposed extension (as the scheme for the main quarry currently retains the north western quarry face). It is expected that this application would be submitted following an approval of this application.

Conclusion

116. The application site is located within an Area of Search for Sandstone within the Greater Manchester Joint Minerals Plans and within the Council's Allocations Plan (Policy P4).
117. Policy 1 of the Greater Manchester Joint Minerals Plan (which forms part of Bolton's development plan) makes a presumption in favour of sustainable minerals development. It states that positive consideration will be given to minerals development which accords with the policies set out in the development plan and such development will be considered to be sustainable and will be permitted unless other material considerations indicate otherwise. Paragraph 205 of the NPPF also advises, when determining planning application, great weight should be given to the benefits of mineral extraction, including to the economy.
118. Officers therefore consider that "great weight" should be given in the planning balance to the proposed additional mineral extraction from the application site.
119. Officers consider that the proposed development would not constitute inappropriate development in the Green Belt as it is considered, for the reasons discussed above, that openness would be preserved and there is no conflict with the purposes of including land within the Green Belt.
120. Officers have identified that there will be harm to the landscape during the mineral extraction phase of the proposed development, however this harm will be in temporary in nature, as following restoration the development would better assimilate with the adjoining landscape.

Officers therefore consider that moderate harm should be given to the proposal's impact on the landscape.

121. It is considered that the proposed quarry extension would not jeopardise highway safety or have a harmful impact on the capacity of the surrounding road network. Officers also consider, subject to the suggested conditions, that the proposed north western quarry extension would not have any more of an undue harm on the amenity of neighbouring residents than the existing quarrying operations.
122. Officers considered that the proposed construction/operational phase of the development will have a minor negative effect on biodiversity, but there will be a biodiversity gain following the restoration of the site.
123. It is also considered that the proposed quarry extension would not have an adverse impact on hydrology, hydrogeology, flood risk or land stability. A pre-commencement condition is suggested to allow for an archaeological investigation of the site prior to any development.
124. With regards to the planning balance, Officers consider that the great weight to be attached to the proposed mineral extraction outweighs the moderate harm to the landscape and the minor harm to biodiversity during the operational/extraction phase of the development. Members are therefore recommended to approve this application, subject to the suggested conditions.

Representation and Consultation Annex

Representations

Letters:- 48 objections have been received, which raise the following concerns:

125. Encroachment into the Green Belt;

126. The development will not preserve the openness of the Green Belt;

- * The proposed development will be highly visible from surrounding public areas. The hillside can be seen from miles around. Winter Hill is a prominent landmark;
- * The proposals will spoil the visual environment for many years to come;
- * The quarry will become too big and out of proportion with the surrounding landscape;
- * Impact on the landscape character of the area/West Pennine Moors;
- * The countryside must be preserved. It will be a scar on the landscape;
- * Impact on residential amenity. Existing problems local residents experience will increase;
- * Vibrations: neighbouring houses shake when there are blasts at the quarry;
- * Incident of a blast occurring without prior warning (*Officer comment: it is for the applicant to notify neighbouring properties before a blasting event occurs*);
- * Dust in neighbouring gardens, on properties, on cars and on roads;
- * Impact on health from dust pollution;
- * Impact on health through traffic pollution (*Officer comment: as reported above, the proposed development would not result in an increase in HGV movements over that already permitted for Montcliffe Quarry*);
- * Noise from operations/hours of operation. Can be heard afar;
- * Noise detracts from the enjoyment of the surrounding countryside;
- * Armstrongs have little concern for their neighbours (*Officer comment: this concern is noted. The planning conditions attached to the existing permission and those suggested by officers should this application be approved are intended to safeguard the amenity of neighbouring residents*);
- * Increase in HGV movements on Georges Lane and surrounding road network;
- * How will the number of vehicle movements be monitored? (*Officer comment: Armstrongs keep records of daily movements in and out of the quarry, which are available for the Council to review*);
- * Damage to road surfaces through HGV movements (*Officer comment: this would be a matter for the Local Highways Authority*);
- * Mud and debris on local roads;
- * Highway safety at the junction of Georges Lane with Chorley Old Road from HGVs;
- * Highway safety concerns for school children on Chorley Old Road;
- * Speed of HGV drivers and inconsiderate parking (*Officer comment: these would be Police matters and are therefore not a planning matter*);
- * HGVs are using New Chapel Lane as a rat run when it is restricted to 7.5 tonnes (*Officer comment: this is covered under the Road Traffic Regulations Act 1984, and therefore is not a planning matter*);
- * Conflict with other road users on Georges Lane;
- * Impact on Wallsuches Conservation Area from an increase in HGVs (*Officer comment: traffic is not a material consideration when assessing the impact of proposals on conservation areas, as it would not harm the built form of an area*);
- * Affect on water table and groundwater. Potential contamination;
- * Impact on blanket bog (*Officer comment: as reported in analysis, an impermeable trench is proposed within the site to protect the hydrology of the SSSI*);
- * Impact on Site of Biological Importance;
- * The proposal would conflict with the purposes of the West Pennine Moors Site of Special Scientific Interest;

- * Impact on wildlife from noise, dust and pollution;
- * Impact on habitats;
- * Increase in surface water flooding, to properties to the south;
- * Affect on the surrounding public rights of way;
- * Residents were told that there would be no further extensions to the quarries. They have already extended the quarry (*Officer comment: the applicant is entitled to apply for further planning permissions*);
- * Current activities in the quarries need better policing (*Officer comment: the LPA employs Capita to monitor the quarries on a regular basis, who report back to the LPA should any matters need investigating by the LPA*);
- * Concern additional excavation will be required to achieve the restored levels (*Officer comment: this is not required*);
- * Impact on old mine shafts in the area;
- * How many of Armstrongs' staff are employed locally? Will it actually benefit the local economy? (*Officer comment: a rundown of where staff live has not been provided by the applicant and this is not a requirement for the determination of this application*);
- * Concern about structure of the road to the west following extraction works (*Officer comment: this road is not to be used as part of the development and there will be a stand-off of at least 25 metres between the road and the workable area*);
- * Potential archaeological interest;
- * The aggregate bank for England is full which means there should only be aggregate from the process of block stone extraction;
- * Use of manege, outside of quarry, for storage in association with the quarry (*Officer comment: the use of the manege by the quarry has ceased and materials have been removed off the site, following enforcement action by the LPA*);
- * Discolouration of several local streams and the reservoirs at Arcon Village from the existing operations (*Officer comment: there is no evidence that the operations at the existing quarries has caused this discolouration and the applicant believes that it may instead be caused by previous mining activity in the area. The applicant has agreed to investigate this further, but it should be noted that the Environment Agency and Natural England have raised no concerns in relation to hydrological matters*);
- * Armstrongs have been in breach of their planning conditions regarding monitoring of existing operations (*Officer comment: the applicant has, since last year and following action by the LPA, been submitting their quarterly monitoring reports, in accordance with their existing planning conditions*);
- * A new access has been created into the quarry, in breach of their planning permissions (*Officer comment: planning application 09801/20 has now been submitted retrospectively to address this*);
- * Vehicles entering the quarry are commonly unsheeted (*Officer comment: this concern is currently being investigated by enforcement officers*);
- * The conditioned working hours at the quarry are commonly not adhered to (*Officer comment: this is currently subject to an enforcement investigation*);
- * Armstrongs' Chorley New Road site must close, to stop HGV traffic along that route (*Officer comment: Armstrongs have now vacated their Loco Works site and have moved their vehicle fleet to land between the quarries, which is subject to retrospective application 08698/20*);
- * Devaluation of neighbouring properties (*Officer comment: this is not a material planning consideration*).

It is considered that the concerns without a specific officer comment are addressed within the analysis of this report.

Horwich Town Council:- did not formally comment at their meeting of 18th April 2019.

Chorley Council:- were consulted as the neighbouring authority and raised no objection.

Elected Members:- Cllr. Silvester has objected and raised the following concerns:

- * The proposal will not preserve the openness of the Green, and is contrary to Green Belt policy;
- * It would conflict with the purposes of the West Pennine Moors Site of Special Scientific Interest, to protect and enhance the wildlife importance of the area;
- * Detrimental to the objectives of protecting and enhancing wildlife importance;
- * Detrimental to supporting important populations of breeding birds and passage migrants in the immediate area of the SSI and SBI and the Upland Moorland Hills Landscape Character Area;
- * Previous applications for extending the quarry have been refused.

Consultations

Advice was sought from the following consultees: Highways Engineers, Pollution Control Officers, Landscape Officers, Greenspace Officers, Drainage Officers, Public Rights of Way Officer, Minerals and Waste Unit, the Environment Agency, Greater Manchester Ecology Unit, Natural England, Woodland Trust, Historic England, Greater Manchester Archaeological Advisory Service, Coal Authority, Peak and Northern Footpaths Society, Ramblers Association, Open Space Society, United Utilities and the National Planning Casework Unit.

Planning History

Application Site

None.

Montcliffe Quarry

97782/16 - Permission was granted at Committee in January 2017 for the variation of condition 2 on planning approval 86368/11 to extend the deadline for commencement of restoration to allow the remaining permitted reserves within Montcliffe Quarry to be fully worked and site progressively restored. This gave a deadline for mineral extraction until 20/02/33 and quarry restoration until 20/02/35.

86368/11 - Permission was granted in February 2012 for the variation of condition 2 on approval 72520/05 to remove the deadline for the commencement of the restoration to allow the remaining permitted reserves within Montcliffe Quarry to be fully worked and the site progressively restored. This gave a deadline for mineral extraction until 20/02/21 and quarry restoration until 20/02/23.

72520/05 - Permission was granted in July 2006 for the variation of condition 2 on approval 44430/93 to allow additional time to complete mineral extraction by 21/09/2011 and quarry restoration by 21/09/2012.

An application to vary condition 6 on 44430/93, withdrawing permitted development rights for all forms of ancillary development was approved in February 1998 (51995/97).

In May 1997 permission was granted for the erection of a workshop building and store (50494/97).

44430/93 - Permission was granted in September 1995 for the extension of quarrying operations including landscaping and improved vehicular access. The deadline for mineral extraction on this permission was 21/09/2005 and the quarry restoration 21/09/2007.

Application 41404/92 for the extension of quarrying operations including the relocation of weighbridge, weighbridge office and sheeting bays, erection of WC with septic tank, alterations to

access and landscaping was refused in February 1992.

Application 39202/91 for the extension of the quarry and associated landscaping works was refused in December 1991.

North eastern extension at Montcliffe Quarry

93076/14 - Permission was granted at Planning Committee in February 2015 for the re-profiling and stabilisation works of the north eastern face of the quarry to alleviate health and safety concerns identified through a quarry regulations appraisal. This extension to the quarry covered an area of 3.4 hectares. The end-date for mineral extraction is 20/02/21.

Applications relating to Montcliffe Quarry currently being considered

08698/20 - Retrospective permission for erection of offices and extension to maintenance sheds, formation of hardstanding and HGV parking and wash areas together with gas/petrol pump and stone retaining walls. This application will be heard before a future Planning Committee.

09801/20 - Variation of condition 14 on planning approval 97782/16 (introduction of an additional access to/from the site).

09814/20 - Retention of concrete batching plant at Montcliffe Quarry.

Recommendation: Approve subject to conditions

Recommended Conditions and/or Reasons

1. The extraction of mineral from the north western face of Montcliffe Quarry, for which permission is hereby granted, shall cease not later than **31st December 2039** and the site shall then be restored in accordance with the conditions of this permission and in any event within a further period of two years from the cessation of extractive operations, which is the earliest.

Reason

To ensure a satisfactory form of development and control of life of the site.

2. **Written Scheme of Investigation (WSI)**

No development groundworks shall take place until the applicant has secured the implementation of a programme of archaeological works to be undertaken in accordance with a Written Scheme of Investigation (WSI) which has been submitted to and approved in writing by the local planning authority.

The WSI shall cover the following:

1. A phased programme and methodology of site investigation and recording to include:
 - a detailed topographical survey to locate and record earthworks
 - geophysical evaluation survey
 - targeted evaluation trenching of earthworks and geophysical anomalies
 - where merited by the evaluation trenching, open area excavation.
 - archaeological watching brief of controlled top-soil strip.
 - where merited by the watching brief, open area excavation.
2. A programme for post investigation assessment to include:
 - analysis of the site investigation records and finds
 - production of a final report on the significance of the archaeological, historical and architectural interest represented.
3. Provision for publication and dissemination of the analysis and report on the site investigation.
4. Provision for archive deposition of the report, finds and records of the site investigation.
5. Nomination of a competent person or persons/ organisation to undertake the works set out within the approved WSI.

Reason

In the interests of archaeology and to comply with policy CG3.4 of Bolton's Core Strategy and in accordance with paragraphs 197 and 199 of the NPPF.

Reason for pre-commencement condition: Site investigation works need to take place prior to the start of any extraction work.

3. **Nest monitoring**

Prior to the commencement of any work on the existing quarry face (the north western face of Montcliffe Quarry) or any work on any other rock faces that may be or become suitable for nesting raptors, a bird nest monitoring survey, to ensure that a nest site has not been established on the face subject to the proposed work, shall be submitted to and approved in writing by the Mineral Planning Authority. No works shall commence until it has been confirmed that no nest sites have been established or that appropriate measures (to be approved in writing by the Minerals Planning Authority) have been put in place to protect the nests/nesting birds.

Reason

To safeguard the habitats of protected species and to comply with policy CG1 of Bolton's Core Strategy.

Reason for pre-commencement condition: Any works on site could harm protected species if not properly managed so details of the matters set out above must be submitted and agreed in advance of works starting.

4. **Impermeable barrier along north eastern boundary**

Prior to the commencement of development full details of the proposed impermeable barrier to be created along the north eastern boundary of the site, to physically remove any potential connectivity between the soil horizons of the site and the neighbouring SSSI, shall be submitted to and approved in writing by the Minerals Planning Authority. The approved barrier (trench) shall be constructed in accordance with the approved details, within a timeframe to be agreed with the Minerals Planning Authority, and shall be retained thereafter, unless otherwise agreed in writing by the Minerals Planning Authority.

Reason

To protect the hydrology of the soils within the neighbouring West Pennine Moors SSSI and to comply with policies CG1.1 and CG4.2 of Bolton's Core Strategy.

Reason for pre-commencement condition: The design of the barrier needs to be known prior to commencement of works as this may impact on how the works are carried out.

5. **Noise assessment**

Prior to the commencement of the development hereby approved, a site-specific noise assessment, taking into account the potential worst case noise levels of the proposed operational noise (including blast induced noise) and noise from traffic movements upon the closest sensitive receptors to the application site, shall be submitted to and approved in writing by the Minerals Planning Authority.

Reason

To safeguard the amenity of neighbouring residents in regards to noise and to comply with policy CG4 of Bolton's Core Strategy.

Reason for pre-commencement condition: To gain a better understanding of noise related issues prior to commencement of operations.

6. **Dust monitoring pads**

Prior to the commencement of development the two dust monitoring pads, as shown on drawing 200/20 Rev 1.1; "Map of Proposed Dust Monitoring Pads and Ephemeral Stream"; dated 21/03/2019, shall be installed in the approved locations and shall remain until the development hereby approved has been completed, unless otherwise agreed in writing by the Minerals Planning Authority.

Reason

To enable monitoring of the effects of wind-blown materials on the neighbouring SSSI through the lifetime of the development and to comply with Policy CG1.1 of Bolton's Core Strategy.

Reason for pre-commencement condition: The pads should be installed prior to commencement of development to ensure effective monitoring.

7. **Reasonable measures to control dust**

Prior to the commencement of development, a scheme showing all reasonable measures to be taken to ensure that the operations do not give rise to nuisance by virtue of dust or wind-blown material, which shall include the use of water to suppress dust generated in all operational areas and the collection of windblown materials as necessary and in any event at the end of each working day, shall be submitted to and approved in writing by the Mineral Planning Authority and shall be implemented in full on commencement of activities. This scheme must also include details of how dust from the haul road and vehicles will be controlled.

Reason

To minimise the impact of wind-blown dust and materials on the general and residential amenity and to comply with policy CG4 of Bolton's Core Strategy

Reason for pre-commencement condition: The control of dust and wind-blown material should be understood prior to operations first beginning.

8. **Screen bund**

The north-western screen bund shall be constructed and landscaped in full accordance with drawing MC1138-D7 within a timeframe to be agreed by the Minerals Planning Authority prior to the commencement of development. The screen bund has shall be retained as approved until mineral extraction has ceased, unless otherwise agreed in writing by the Minerals Planning Authority.

Reason

To safeguard the character and appearance of the area by screening the development from public views and to comply with Policies CG3 and OA1 of Bolton's Core Strategy.

Reason for pre-commencement condition: The timeframe for constructing the bund is required prior to commencement of development, to ensure that it is construction at the appropriate time and that it will serve its purpose.

9. **Detailed landscape scheme**

Within six months of the date of this decision a detailed landscape and restoration scheme to be submitted to and approved in writing by the Mineral Planning Authority. The approved scheme shall be implemented in full and carried out with any approved phasing details, which are to be included as part of the scheme, and subsequently approved by the Local Planning Authority.

Reason

To ensure the satisfactory restoration of the application site and to comply with policies CG3 and OA1 of Bolton's Core Strategy.

10. **Five year aftercare scheme**

A five year aftercare scheme shall be submitted for the approval of the Mineral Planning Authority not later than one year after the date of this permission and shall specify the steps to be taken and the periods during which they are to be taken. The aftercare plan shall provide for an annual review between the mineral operator and the Mineral Planning Authority at which time such a scheme may be varied as necessary and thereafter implemented in accordance with the agreed scheme.

Reason

To ensure the satisfactory restoration of the site and to comply with policies CG1.1, CG3 and OA1 of Bolton's Core Strategy.

11. **Monitoring of blasting operations**

In line with condition 3 of planning approval 97782/16, each blasting operation at the quarry extension shall be monitored and the results recorded to assess vibration propagation. At 3 monthly intervals the results and regression curves of peak particle velocity against scale distance shall be supplied to the Mineral Planning Authority. The regression curves supplied shall be the mean curve and the 95% percentile limit curve.

Reason

To ensure comprehensive monitoring of the blasting operations and to protect the amenities of neighbouring properties, and to comply with policy CG4 of Bolton's Core Strategy.

12. **Noise monitoring - quarterly report**

In line with condition 4 of planning approval 97782/16, and unless otherwise agreed in writing with the Mineral Planning Authority, monitoring of noise from site operations shall be undertaken once a quarter for a one hour period on any working day, or at a time interval to be agreed with the Mineral Planning Authority at the noise control points at Hill Top, Hill Crest, Rocky Mount and Montcliffe House, Georges Lane, 1 and 2 Grundy Cottages, Makinson Lane, and the properties at Montcliffe Cottages, Georges Lane. The results of the monitoring shall be recorded and submitted to the Mineral Planning Authority on the last working day of each calendar quarter for the duration of the operations and shall include:-

- a) The measured one hour LAeq in dB;
- b) Date and time of measurement;
- c) Description of site activities;
- d) Details of measuring equipment; and
- e) Weather conditions including wind speed and direction.

Reason

To protect neighbouring residential amenity and to comply with policy CG4 of Bolton's Core Strategy.

13. **Dust monitoring - quarterly report**

The results from the dust monitoring pads as shown on approved drawing 200/20 Rev 1.1; "Map of Proposed Dust Monitoring Pads & Ephemeral Stream"; dated 21/03/2019 shall be recorded and submitted to the Mineral Planning Authority on the last working day of each calendar quarter for the duration of the approved site operations.

Reason

To protect the neighbouring SSSI from dust and wind-blown material from the quarry extension and to safeguard the amenity of neighbouring residents, through the lifetime of the development, and to comply with Policies CG1.1 and CG3 of Bolton's Core Strategy.

14. **Removal of plant, etc following cessation of operations**

Within a period of 3 months from the cessation of extractive and restoration operations hereby permitted, a scheme for the removal of all plant, machinery and hard surfaced service areas associated with quarrying operations, and subsequent restoration of those areas, shall be submitted to the Minerals Planning Authority for approval. The approved scheme shall be implemented within a further period of 9 months from the date of its approval in accordance with the restoration and aftercare requirements of this permission unless otherwise agreed in writing by the Minerals Planning Authority.

Reason

To ensure the satisfactory restoration of the site and to comply with policies CG3 and OA1 of Bolton's Core Strategy.

15. **Hours of working**

No work on the site (including the repair of plant machinery and the movement of such machinery) shall be carried out on the site outside the following hours:-

07:00 to 18:00 hours Mondays to Fridays

07:30 to 13:00 hours Saturdays

unless previously agreed in writing with the Mineral Planning Authority or specified elsewhere by this permission.

Reason

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

16. **Hours for drilling operations**

No drilling operations shall be carried out on the site outside the following hours:-

07:00 to 17:30 hours Mondays to Fridays

08:00 to 12:00 hours Saturdays

Reason

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

17. **Hours for blasting operations**

No blasting operations shall be carried out on the site outside the following hours:-

10:00 to 12:00 and 13:00 to 15:00 hours Mondays to Fridays

In the event of a blast being necessary outside those hours the Mineral Planning Authority shall be notified immediately and in any event within 48 hours of the blast occurring.

Reason

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

18. **Ground vibrations limit**

Blasting operations shall not result in ground vibrations with a peak particle velocity greater than 10mm per second in any plane as measured at the nearest occupied building to such operations and 95% of all blasts throughout the duration of operations shall not exceed a peak particle velocity of 6mm per second.

Reason

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

19. **Noise limit**

Noise from any activity (with the exception of those relating to top soil and stripping) shall not exceed the equivalent continuous sound level (LAeq, 1 hour) measured over a one hour period of 55dB as measured 3 metres from the facade of those noise sensitive properties located at Hill Top, Hill Crest, Rocky Mount and Montcliffe House, Georges Lane, 1 and 2 Grundy Cottages, Makinson Lane, and the properties at Montcliffe Cottages, Georges Lane.

Reason

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

20. **Noise limit - top soil and stripping operations**

Operations relating to top soil and stripping and other works in connection with landscaping and restoration shall not exceed an equivalent continuous sound level (LAeq, 1 hour) measured over a one hour period of 70dB as measured 3 metres from the facade of those noise sensitive properties located at Hill Top, Hill Crest, Rocky Mount and Montcliffe House, Georges Lane, 1 and 2 Grundy Cottages, Makinson Lane, and the properties at Montcliffe Cottages, Georges Lane.

Reason

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

21. **Silencing equipment/sound proofing**

All plant, equipment and other machinery used in connection with the development, operation, maintenance and restoration of the site shall be equipped with effective silencing equipment or sound proofing equipment to the standard of design set out in the manufacturers original specification and maintained in such conditions at all times.

Reason

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

22. **HGV movements**

In line with condition 15 of planning approval 97782/16, not more than 100 heavy goods vehicle (HGV) movements to the site and 100 HGV movements from Montcliffe Quarry (including those to enable the full restoration of the whole areas of the site subject to quarrying) shall take place during any single day Monday to Friday and no more than 50 HGV movements to and 50 from Montcliffe Quarry on Saturdays. There shall be no HGV vehicle movements on Sundays and Bank Holidays.

Reason

In the interests of the amenities of local residents, highway safety and the protection of the surrounding highway infrastructure.

23. **Vehicle sheeting**

All vehicles carrying waste or recycled materials leaving the site shall be suitably netted or sheeted to ensure materials are secure and are not deposited on the highway.

Reason

In the interests of the visual appearance of the locality and highway safety and to comply with policies S1.2 and CG3 of Bolton's Core Strategy.

24. **Imported material**

No material shall be imported onto the site other than to fulfill the final restoration contours.

Reason

For the avoidance of doubt.

25. **Cessation of mineral extraction prior to achievement of final levels**

In the event of a cessation of mineral extraction prior to the achievement of the final levels under the approved scheme, which in the opinion of the Minerals Planning Authority constitutes a permanent cessation, a revised restoration scheme is to be submitted to and approved in writing by the Minerals Planning Authority. The approved scheme shall be fully implemented within one year of the date of which minerals extraction operations ceased unless otherwise agreed in writing by the Minerals Planning Authority.

Reason

To ensure a satisfactory restoration scheme in the event that mineral extraction is ceased prior to the approved final levels being achieved, and to safeguard and enhance the landscape character of the area compliant with Policies CG3 and OA1 of Bolton's Core Strategy.

26. **Approved plans**

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

approved plans:

200/20-1 Rev 2.2; "Location"; dated 17/12/2018
200/20-2 Rev 3.0; "Site Plan"; dated 03/01/2019
200/20-5 Rev 2.2; "Working Area"; dated 17/12/2018
200/20-6 Rev 2.2; "Phased Scheme of Soil Stripping"; dated 17/12/2018
200/20-7 Rev 2.2; "Phased Scheme of Restoration"; dated 18/12/2018
200/20-9 Rev 3.0; "Benching/Quarry Design"; dated 11/12/2018
200/20 Rev 1.1; "Map of Proposed Dust Monitoring Pads & Ephemeral Stream"; dated 21/03/2019
MC1138-D6v2; "Restoration Masterplan"; dated Oct 2018
MC1138-D7v2; "Details of North-western Screen Bund"; dated July 2019

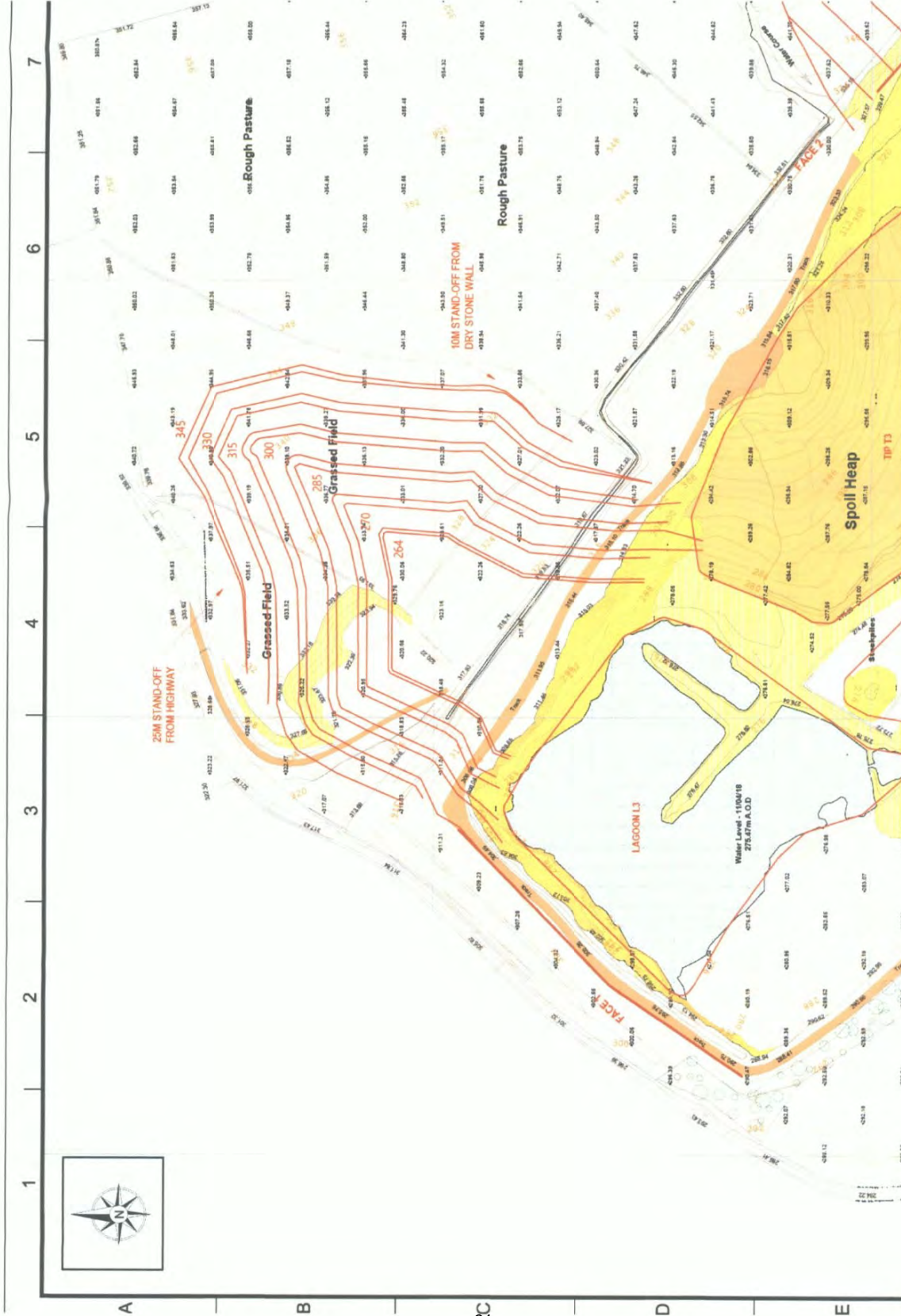
Reason

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

Drawing Title: Benching / Quarry Design

Key:

Proposed quarry bench



DOLTON COUNCIL
DEVELOPMENT & RECREATION

- 7 JAN 2019

Notes: Plan created by:



Drawn by: MS

Checked by: CH

Approved by: CH

The Mineral Planning Group Ltd.

The Rowan Suite

Oakdene House

Cottlingley Business Park

Bingley, West Yorkshire

BD16 1PE

Tel: 01724 884599

headoffice@mpgworks.co.uk

www.mpgworks.co.uk

Scale:

1:2000 @ A3

Client:

Armstrongs Aggregates Ltd.

Site:

Montcliffe Quarry Northern Extension

Drawing Number:

200/20 - 9

Rev:

3.0

Date:

11/12/2018



Client: ARMSTRONGS AGGREGATES LTD.

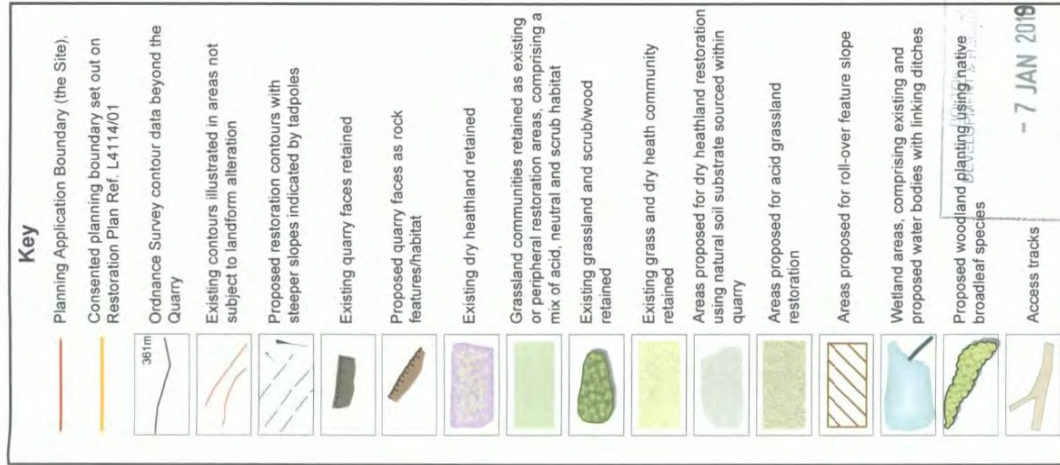
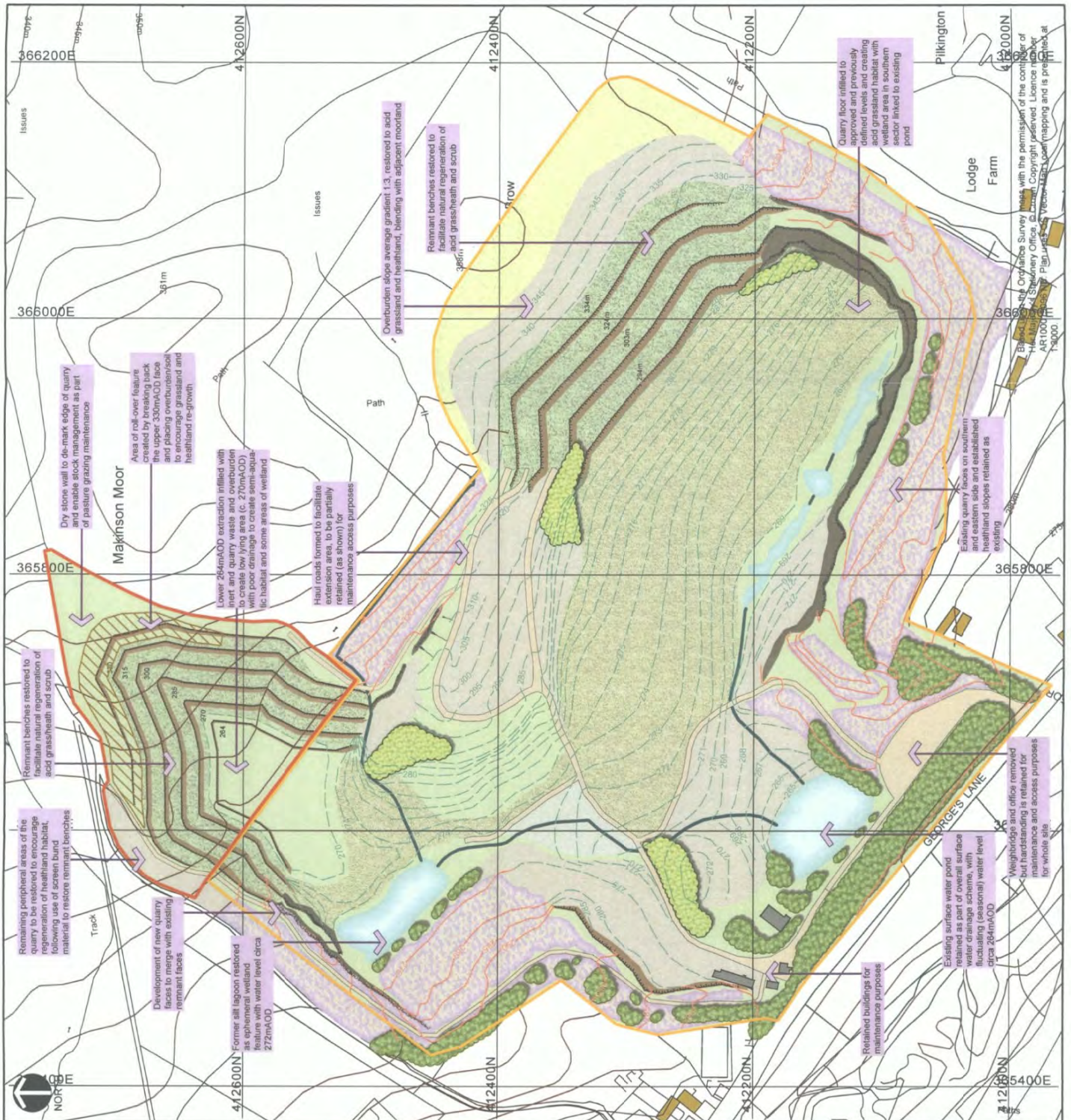
Project: Montcliffe Quarry
Proposed North-Western Extension

Title: Details of North-western Screen Bund

CAD Ref:	Version:	Drawn by:	Map and section scale:	Date:
MC1138-D7v2	2	RB	1:1000 @ A3	July 2019

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Registered Practice

MC1138-D7



ARMSTRONGS AGGREGATES LTD.
Montcliffe Quarry
Proposed North-Western Extension

Restoration Masterplan

Client: ARMSTRONGS AGGREGATES LTD.
 Project: Montcliffe Quarry
 Title: Restoration Masterplan

CAD Ref.	Version	Drawn By	Map Scale	Date
MC1138-D6V2	2	RB	1:30000 @ full page A3	Oct 2018

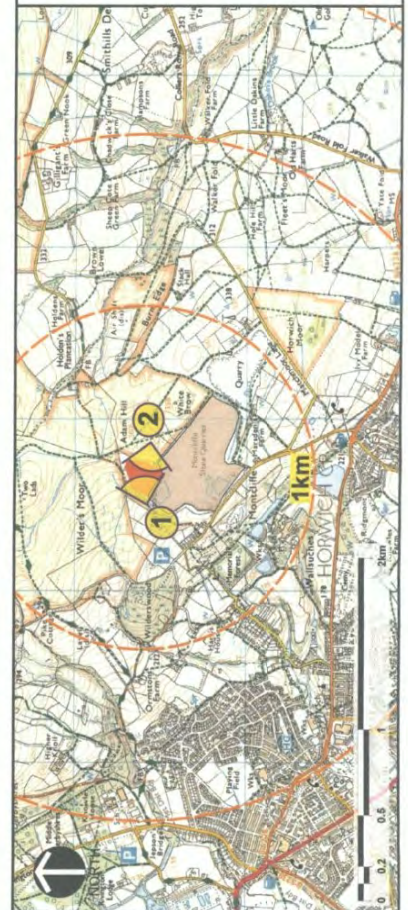
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Photograph 1 From George's Lane Access Road



Photograph 2 From Public Footpath (No. HOR060)



Key



North-western extension area
(the Site)



General extent of the existing
quarry



Viewpoint location and number

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Client: **ARMSTRONGS AGGREGATES LTD.**

Project: **Montcliffe Quarry
Proposed North-Western Extension
Landscape and Visual Impact Assessment**

Title: **Representative Viewpoints
Photographs 1 and 2**

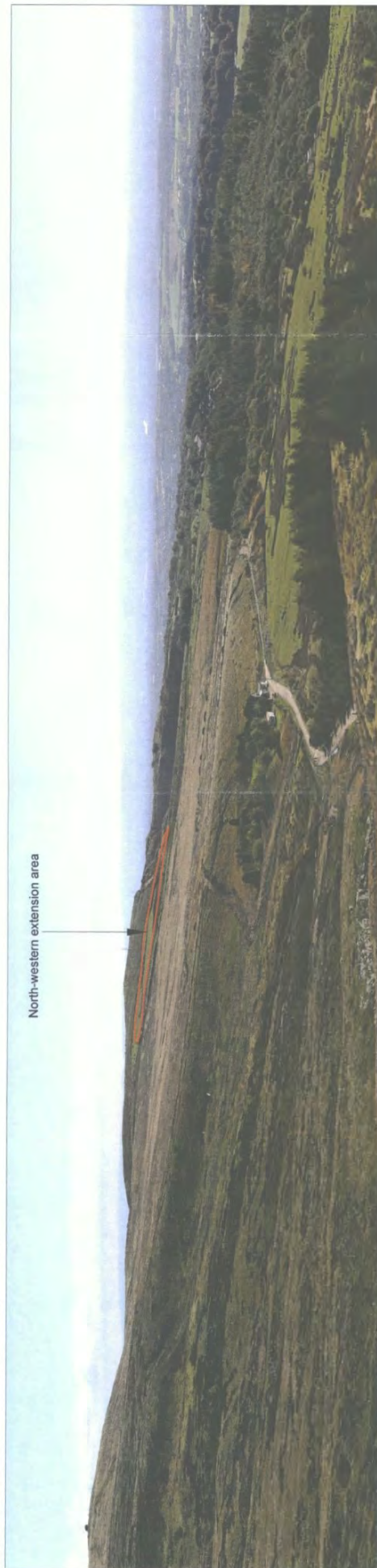
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MC1138-D5v2	2	RB	1:30000 @ full page A3	Oct 2018

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Landscape Architecture

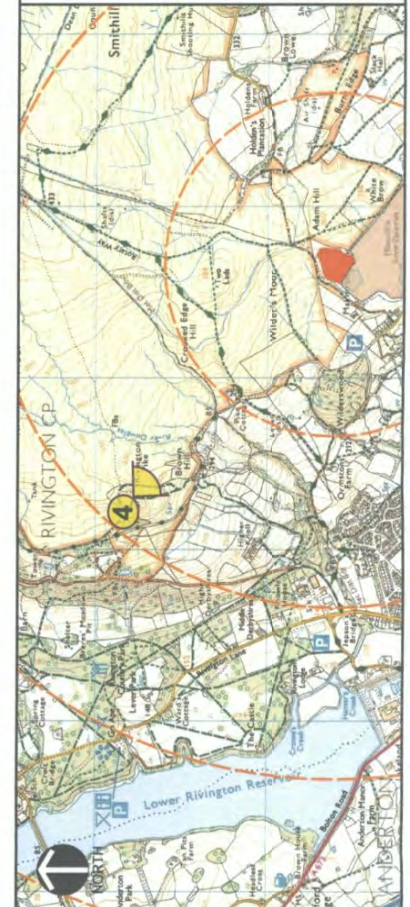
Drawing:
Figure L8



Photograph 4 From Rivington Pike Tower



Zoomed View (x2) of Photograph 4 with North-western Extension Area Marked



Key

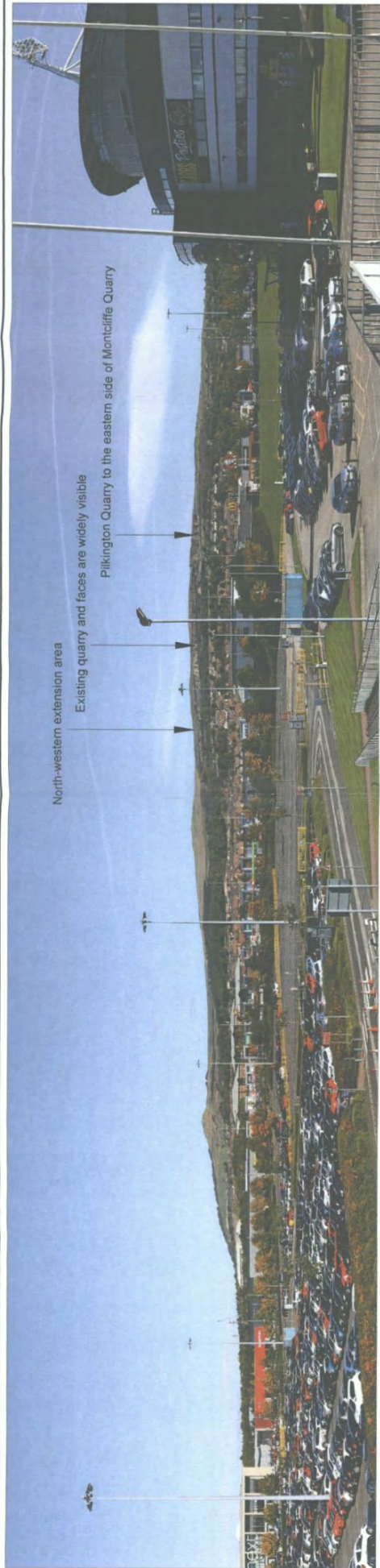


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Client: ARMSTRONGS AGGREGATES LTD.
Project: Montcliffe Quarry
Proposed North-Western Extension
Landscape and Visual Impact Assessment
Title: Representative Viewpoint
Photograph 4

CAD Ref	Version	Drawn by	Map scale	Date
MC1138-D5v2	2	RB	1:30000 @ full page A3	Oct 2018

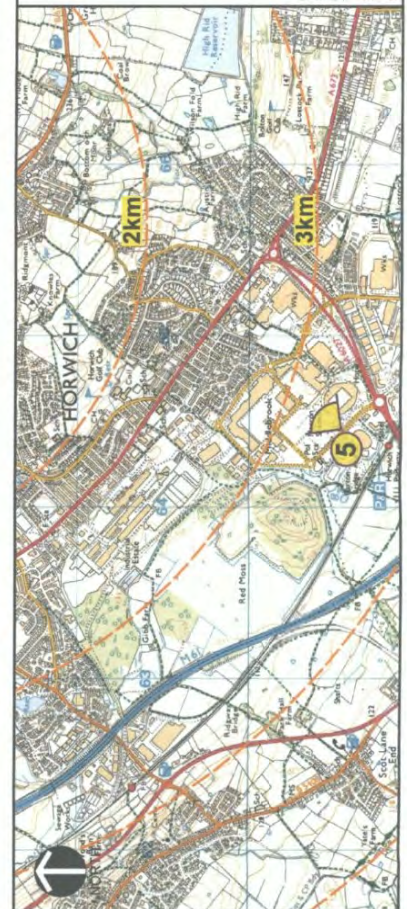
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Registered Practice
Figure L10



Photograph 5 From Footbridge Leading to the University of Bolton Stadium



Zoomed view (x2) of Photograph 5 with North-western Extension Area Marked



Key



North-western extension area
(the Site)



General extent of the existing
quarry



Viewpoint location and number

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Client: **ARMSTRONGS AGGREGATES LTD.**

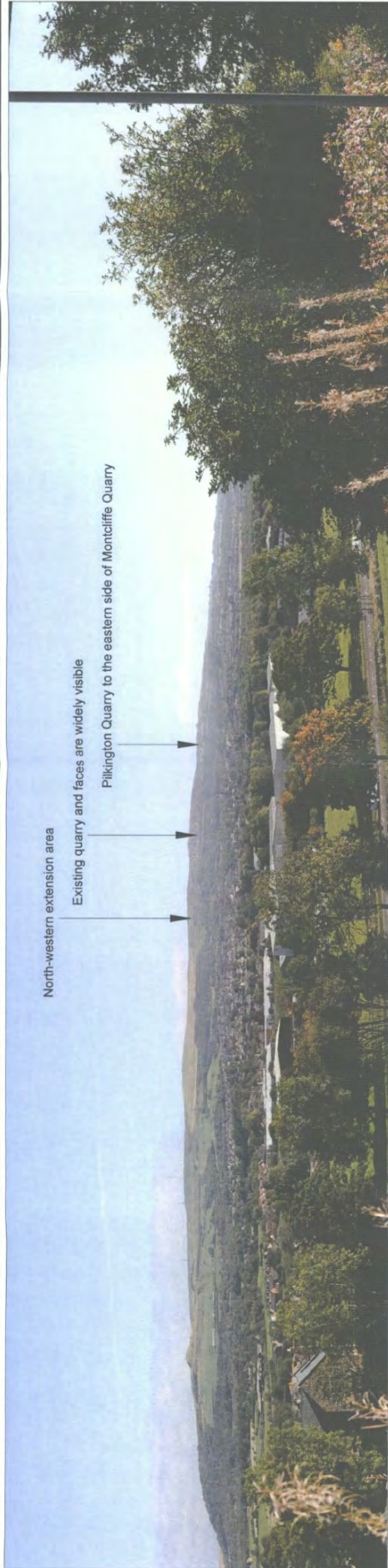
Project: **Montcliffe Quarry
Proposed North-Western Extension
Landscape and Visual Impact Assessment**

Title: **Representative Viewpoint
Photograph 5**

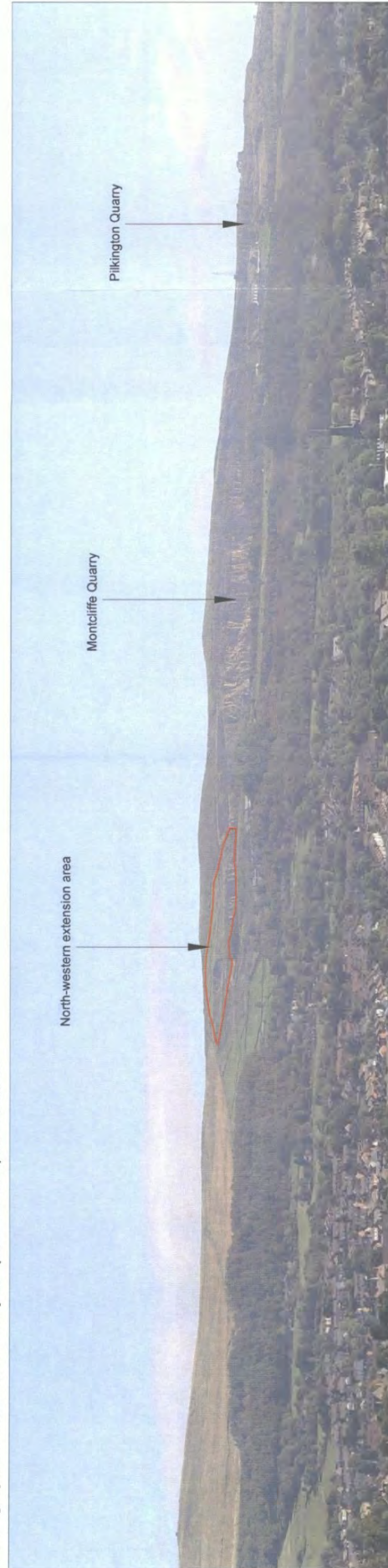
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MC1138-D5v2	2	RB	1:30000 @ full page A3	Oct 2018

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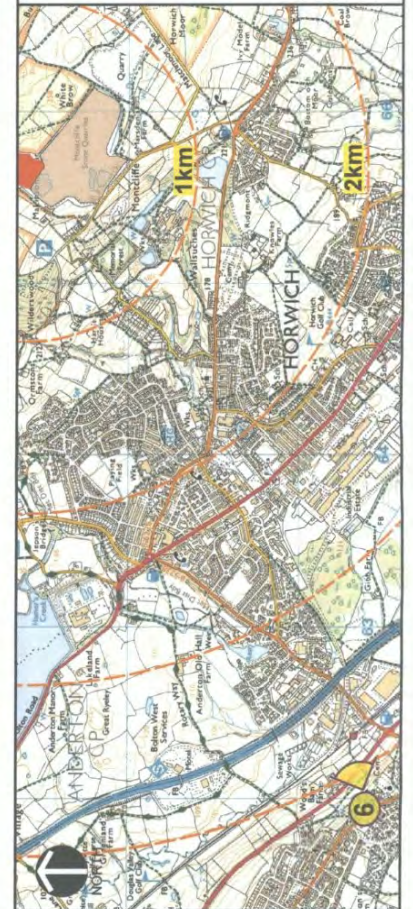
Drawing
Figure L11



Photograph 6 From Public Footpath (No. BLA026) at Blackrod



Zoomed View (x4) of Photograph 6 with North-western Extension Area Marked



Client
ARMSTRONGS AGGREGATES LTD.

Project
Montcliffe Quarry
Proposed North-Western Extension
Landscape and Visual Impact Assessment

Title
Representative Viewpoint
Photograph 6

CAD Ref
MC1138-D5v2

Version
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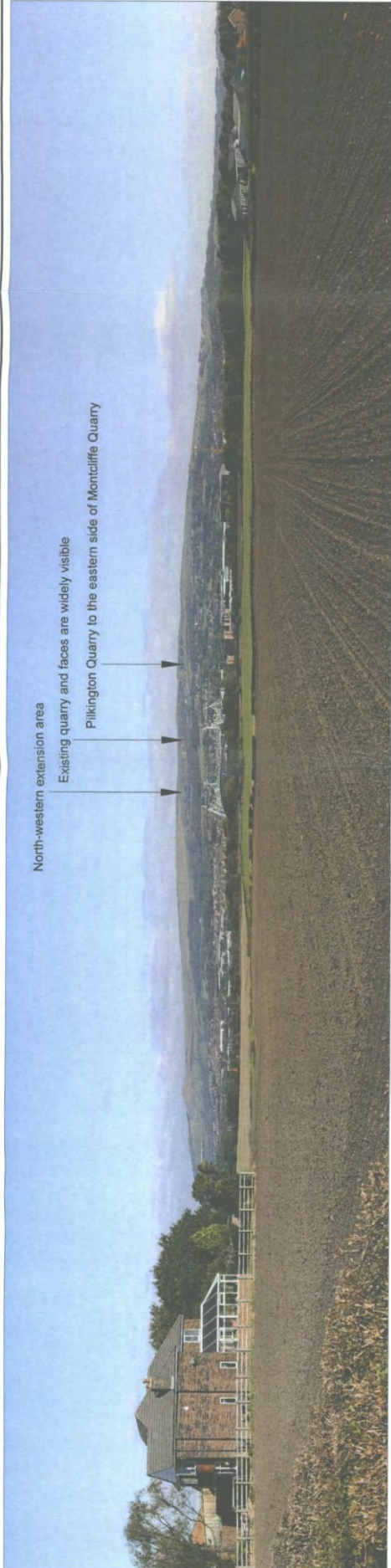
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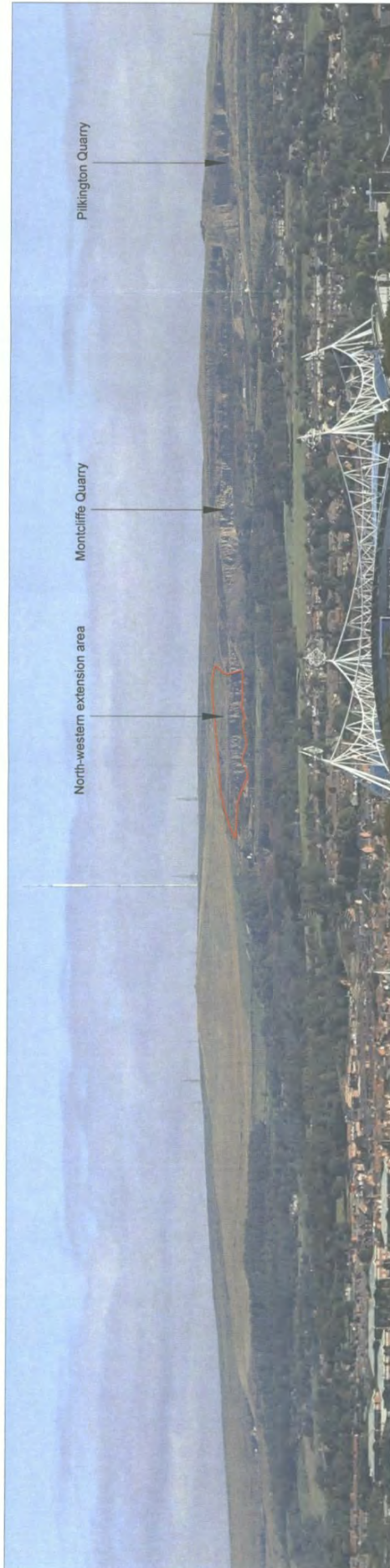
Date
Oct 2018

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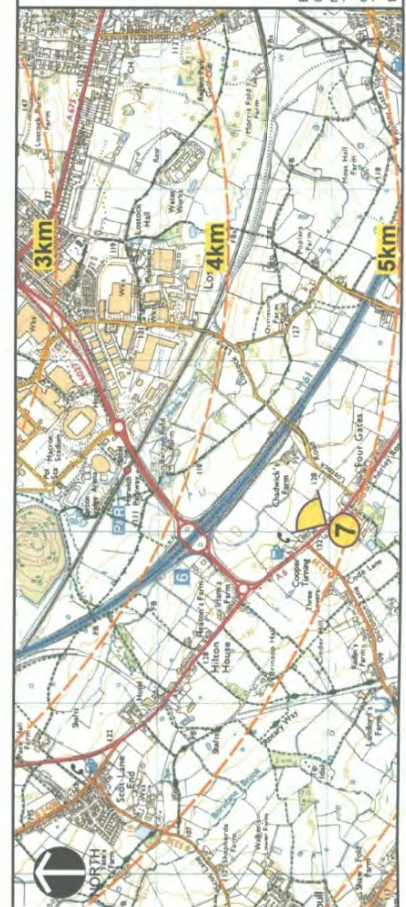
Figure L12



Photograph 7 From the A6 (Chorley Road)



Zoomed View (x4) of Photograph 7 with North-western Extension Area Marked



Key



North-western extension area
(the Site)



General extent of the existing
quarry



Viewpoint location and number

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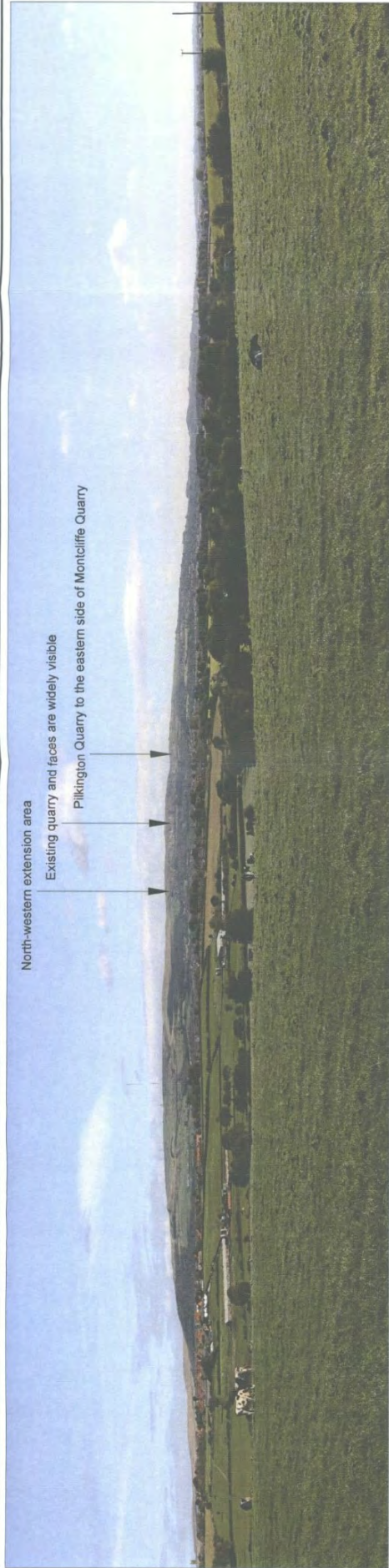
Client: **ARMSTRONGS AGGREGATES LTD.**

Project: **Montcliffe Quarry
Proposed North-Western Extension
Landscape and Visual Impact Assessment**

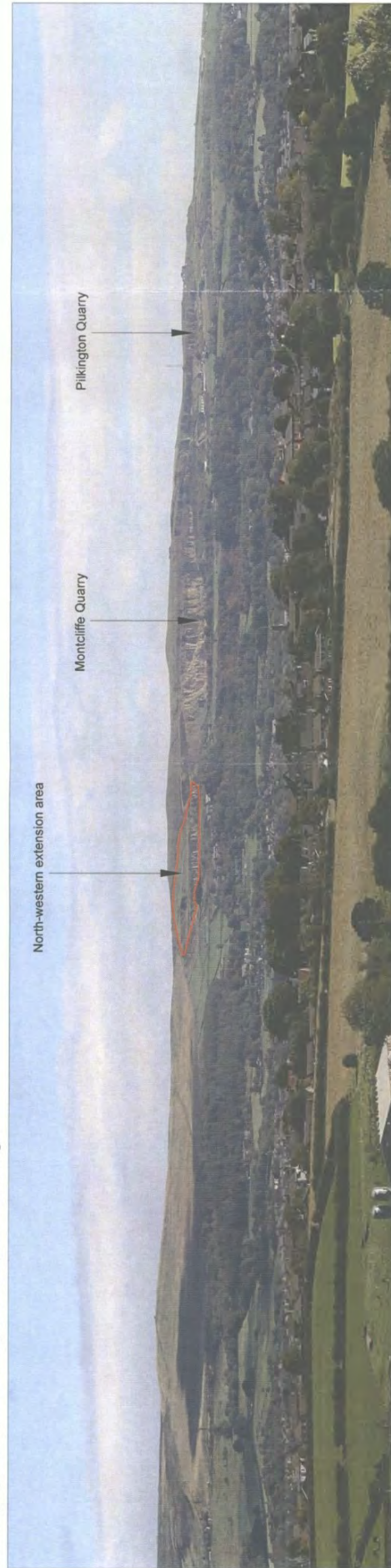
Title: **Representative Viewpoint
Photograph 7**

CAO Ref.	Version	Drawn by	Map scale	Date
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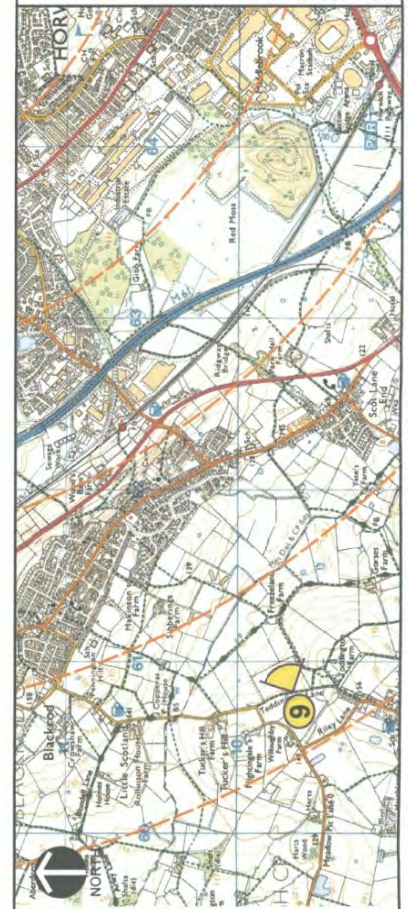
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Landscape and environmental consultants
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CB23 7JF
01582 862 772
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Drawing
Figure L13



Photograph 9 From Toddington Lane, North of Haigh



Zoomed View (x4) of Photograph 9 with North-western Extension Area Marked



Key

-  North-western extension area (the Site)
-  General extent of the existing quarry
-  Viewpoint location and number

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Client:	ARMSTRONGS AGGREGATES LTD.			
Project:	Montcliffe Quarry Proposed North-Western Extension Landscape and Visual Impact Assessment			
Title:	Representative Viewpoint Photograph 9			
CAD Ref:	Version:	Drawn by:	Map scale:	Date:
MC1138-DSV2	2	RB	1:30000 @ full page A3	Oct 2018
 bright & associates landscape and environmental consultants 11, The Quadrant, Bournemouth, Dorset BH1 1JG 01202 887771 www.bright-associates.co.uk				Drawing: Figure L15 Registered Practice Licence No: 12345678

Application number
06464/19



Directorate of Place
Development Management Section

Town Hall, Bolton, Lancashire, BL1 1RU
Telephone (01204) 333 333

**Bolton
Council**

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Date of Meeting: 18/02/2021

Application Reference: 06464/19

Type of Application: Full Planning Application

Registration Date: 08/07/2019

Decision Due By: 01/09/2019

Responsible Officer: Adam Mustafa

Location: LAND ADJ. SUB STATION, DORIS AVENUE, BOLTON

Proposal: ERECTION OF 2NO. RESIDENTIAL DETACHED DWELLINGS

Ward: Tonge with the Haulgh

Applicant: Mr Brooks

Agent : Ronson Building Design Ltd

Officers Report

Recommendation: Approve subject to conditions

Executive Summary

- This application proposes the erection of two detached dwellings on a vacant plot of land. This is a re-submission of a previous application (05039/18), which was withdrawn in order to collate further reports. All of these reports have now been provided as part of this new application and the drawings have been revised in line with comments from the previous planning officer.
- The application is required to be determined at Planning Committee as it is contrary to the Development Plan. The site is located within Other Protected Open Land (Allocations Plans Policy CG6AP) and the proposed development is considered inappropriate development as it does not fall within one of the acceptable categories under this Policy.
- However, given that the Council cannot currently demonstrate a 5-year housing land supply, Policies CG6AP, OA3.3 and OA3.6 should be considered out-of-date and the "tilted balance" of paragraph 11(d) of the NPPF is invoked.
- Nevertheless, in this instance the application site is considered both visually separate and physically separate from the wider area of the Other Protected Open Land to the rear, due to its siting along Doris Avenue and due to the difference in height between this site and the wider area which is at a considerably lower level.
- The proposal is considered to comply with all other relevant policies, and it is considered, by applying the "tilted balance", that the benefits of the proposal clearly outweigh any harm.
- On this basis, the proposal is assessed on its planning merits, and officers recommend approval.

Proposal

1. Permission is sought for the erection of 2no. detached dwellings. The dwellings would front

Doris Avenue and would be sited on the south side of the road on a vacant plot of land. The proposed dwellings would be sited within plot 1 and plot 2 as labelled on the submitted site plan.

2. The proposed dwelling within plot 1 will be two storeys with a dormer and with a ridge height of 8.3 metres. The dwelling will have a width of 5.7 metres with a depth of 9 metres. This will create a ground floor living room and open plan kitchen and dining space. On the first floor will be three bedrooms and a bathroom and in the loft space will be the fourth bedroom with en-suite provided under the rear dormer. The dwelling will have a 121 sq. metre private amenity area and an allocated bin storage area in the rear garden.

3. The proposed dwelling within plot 2 will be two stories with a ridge height of 7.2 metres. The dwelling will have a width of 8 metres with a depth of 5.8 metres. This will create a ground floor living room and open plan kitchen and dining space. On the first floor will be three bedrooms and a bathroom. The dwelling will have a 53 sq. metre private amenity area and an allocated bin storage area in the rear garden.

4. Both dwellings will feature a pitched roof with side facing gables. In addition to this will be a small pitched roof canopy over the entrance door and stone cills above and below the front elevation windows.

5. Proposed materials for both dwellings are as follows; smooth red facing brick, marley modern concrete roof tiles, stone cill and headers, black upvc fascias, soffits and gutters and white upvc windows and doors.

6. Both dwellings will feature a brick wall with painted wrought iron railings above with a total height of 1.3 metres along the front boundary and two car parking spaces each sited to the east of the site.

7. A new access would also be created from Doris Avenue, for the parking of four vehicles.

Site Characteristics

8. The application site is located within an area of "Other Protected Open Land". Doris Avenue is a street consisting of rows of red brick terraced properties. However, the land to the south of the site is separated by a cliff face and is at a much lower level than the application site. The application site is a 340 sq metre site and is the furthest east site on Doris Avenue and is sited directly next to an electric substation. There is a protected Hawthorn tree to the rear of Plot 1 and a protected Sycamore tree on the banking below plot 2.

Policy

9. The Development Plan

Core Strategy: P5 Accessibility and Transport, RA1 Inner Bolton, CG3 Built Environment, CG4 Compatible Uses, SC1 Housing, S1 Access and Appendix 3 - Parking Standards.

Allocations Plan Policy CG6AP – Other Protected Open Land

10. Other material considerations

National Planning Policy Framework (NPPF).

SPD General Design Principles

SPD Accessibility, Transport and Road Safety

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:-

- principle of development
- impact on the character and appearance of the area
- impact on residential amenity
- impact on the highway
- impact on land stability
- other matters

Loss of Other Protected Open Land

13. The site falls within the Westhoughton area of the borough. The area is covered by Core Strategy policy OA3 seeks to concentrate sites for new housing in Westhoughton town centre and on other sites within the existing urban area.

14. The application site is located within Bolton's Allocations Plan (part of the development plan) as Other Protected Open Land (OPOL). OPOL is defined within paragraph 5.12 of the Allocations Plan as countryside that is not within the Green Belt but is protected from inappropriate development.

15. As the application proposal would develop a site allocated as OPOL for residential development it is contrary to Policies OA3(3) and OA3(6) of the Core Strategy.

16. Paragraph 3.11 of the Core Strategy sets out a spatial vision for Bolton and explains the high quality visual environments of the outer areas of the borough will be protected and enhanced. There will continue to be smaller scale developments within the urban area for a range of uses where the character of the area and the existing infrastructure allows it. In rural areas of the borough there will be constraints on most forms of development, either because they are in the Green Belt or will continue to be areas of Protected Open Land. The application proposal would therefore be contrary to this spatial vision for the outer areas of the borough where constraint on development applies.

17. Strategic Objective 15 of the Core Strategy is, "To focus new housing in the existing urban

area, especially in Bolton town centre, council-owned housing areas and in mixed-use developments on existing older industrial sites". The application proposal would not focus new housing in the existing urban area, but would instead develop a site outside the defined urban area.

18. Policy CG6AP of Bolton's Allocations Plan states that the Council will permit development proposals within the defined areas of OPOL shown on the Proposals Map, provided that they fall within one or more of the following categories:

- a. The development represents limited infilling within an established housing or industrial area, is in scale with it and would not adversely affect its character or surroundings; or
- b. It forms part of, and is required for, the maintenance of an existing source of employments; or
- c. The development requires a location outside the urban area, but is appropriate within the Green Belt, and providing it maintains the character and appearance of the countryside; or
- d. The development would be appropriate within the Green Belt.

19. The proposed for demolition of the existing dwellings and outbuilding and excretion new 4 dwelling houses on the application site does not fall within any of the four categories within Allocations Plan Policy CG6AP.

20. The proposed residential development of the application site is therefore contrary to Policies OA3(3) and OA3(6) and Strategic Objective 15 of Bolton's Core Strategy and Bolton's Allocation Plan Policy CG6AP in that it represents inappropriate development of Other Protected Open Land and would fail to meet the Council's strategic objective of focusing new housing in the existing urban area of the borough.

Housing Supply and Delivery

21. Section 38 of the Planning and Compulsory Purchase Act 2004 and section 70 of the Town and Country Planning Act 1990 requires planning applications to be determined in accordance with the development plan, unless material considerations indicate otherwise. Conversely, applications which are not in accordance with development plan policies should be refused unless material considerations justify granting permission.

22. As discussed above, the proposed residential development of the application site does not accord with Bolton's development plan as the site is allocated as OPOL.

23. A material consideration of this application is however whether or not the Council can demonstrate a 5-year supply of deliverable housing sites. Where Councils cannot demonstrate a 5-year supply of deliverable housing sites, paragraph 11(d) of the NPPF is engaged (along with footnote 7) which requires consideration as to whether the most important policies relating to the determination of the application are out-of-date.

24. The Council cannot currently demonstrate a 5-year supply of deliverable housing sites.

25. The most up-to-date published information on the Council's housing supply is contained within Bolton's Authority Monitoring Report (AMR) 2018/2019 (the position at 1st April 2019) and Bolton's Housing Delivery Test (HDT) Action Plan (August 2020).

26. For sites to be included in the 5-year supply they must meet the following NPPF deliverable

sites criteria: i) available now, ii) major sites (over 0.25 ha) with full planning permission, iii) offer a suitable location for development now, and iv) achievable with a realistic prospect that housing will be delivered within 5 years. The sites currently included in Bolton's 5-year supply are listed within Appendix 1 of the HDT Action Plan.

27. Bolton's projected 5-year supply is currently 74% of the requirement. This indicates that Bolton currently has a 3.7 year supply between 2020-2025.

28. Given that the Council cannot currently demonstrate a 5-year housing land supply, Policies CG6AP, OA3.3 and OA3.6 should be considered out-of-date and the "tilted balance" of paragraph 11(d) of the NPPF is invoked. This states that where the policies which are most important for determining the application are out-of-date, planning permission should be granted unless, "ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework [the NPPF] taken as a whole."

29. This report will therefore fully consider if there are any adverse impacts associated with the proposed development that would significantly and demonstrably outweigh the benefits.

Impact on the Character and Appearance of the Area

30. Core Strategy policy CG3 seeks to ensure that development proposals contribute to good urban design, conserve and enhance local distinctiveness and have regard to the overall built character and landscape quality of the area. Furthermore, development should be compatible with the surrounding area, in terms of scale, massing, grain, form, architecture, street enclosure, local materials and landscape treatment.

31. Policy RA1.12 of the Core Strategy states "Ensure that development has particular regard to massing and materials used, due to the predominance of red brick, slate-roofed, two-storied terraced housing", in this instance it is considered that the proposal meets these requirements. Policy RA1.13 of the Core Strategy states "Respect and strengthen the traditional grid-iron pattern and the street-scaping of existing housing and mills where it is compatible with good urban design." Due to the proposed siting of the dwellings, they will have matching building lines along the street scene and therefore are considered to meet these requirements.

32. The General Design Principles SPD states buildings that are well-designed contribute to the quality of the street scene and provide good living, working and social environments for their occupiers and the community within which they are located. The Council welcomes proposals for contemporary buildings which are of their age as long as they respect the streets and spaces within which they sit. It is considered that the proposed development of the vacant land will enhance the street scene and will respect the character and appearance of the locality.

33. The application site is a vacant plot of land and is located within Other Protected Open Land. However, in this instance the application site is considered both visually separate and physically separate from the wider area of the Other Protected Open Land to the rear, due to its siting along Doris Avenue and due to the difference in height between this site and the wider area at a considerably lower level.

34. The proposed dwellings will be constructed along Doris Avenue and will develop a vacant plot

of land. Due to being sited on Doris Avenue the proposed dwellings will be read in the street scene context of Doris Avenue and not the context of the wider area of the Other Protected Open Land. Further to this, there is a substantial difference in height between the application site and the land to the rear which comprises the wider area of the Other Protected Open Land, this stark difference in levels allows the proposed dwellings to be considered physically separate from the wide area and therefore based on these two points it is considered that the proposed dwellings are appropriately sited in their proposed location.

35. The area of Other Protected Open Land stretches across a vast area and is mainly undeveloped hills and open grass land, however within this area of Other Protected Open Land, there are examples of entire roads of dwellings, for example Oakenbottom Road and also there is Firwood Paints which comprises large industrial buildings, therefore it is noted that there are many examples of development within this area, and this is considered a material consideration in the determination of this application.

36. With regards to the proposed design, Doris Avenue is characterised by red brick rows of terraced dwellings. Many of these properties feature extensions and alterations to the dwellings which have created a more varied appearance in the street scene.

37. It is noted that the applicant is proposing two detached dwellings on a road comprising of terraced dwellings, however as the site is the further east site on the road it is not considered that it is in a prominent location within the road and therefore detached dwellings are considered acceptable in this instance. In addition to this, the dwelling on plot 1 is separated from the neighbour at No.16 by an electric substation and therefore this clear visual gap creates a break in the street scene which would allow for the two detached dwellings to be sited within this road without appearing as prominent features.

38. The proposed dwellings would be brick built and would host a pitched roof with side gables and this is the common design along this road. Door and window openings are modest in size and of a similar design to neighbouring properties. Officers consider that the design, scale and material palette proposed are entirely in keeping with the character of the road and the surrounding area.

39. Officers recommend the use of conditions for material samples to be provided and agreed by the LPA prior to commencement of works above ground level.

40. The proposed front boundary treatment would be brick wall with steel railings above, this will respect the predominant boundary treatment style along the road.

41. Full access around the property is achieved and an area is identified on plan for bin storage to the rear.

42. The site is currently considered unsightly in the street scene as it is used for illegal fly tipping and therefore the proposed dwellings are considered a sustainable design that contribute to good urban design.

43. It is considered that the proposal has had regard to and is respectful of the overall character of the area and will conserve and enhance local distinctiveness, which has regard to the overall built character and landscape quality of the area. The proposal is therefore considered to comply

with Core Strategy policies CG3 and RA1. Moreover, it is also considered that the development would accord with paragraphs 127 and 170 of the Framework, which require, among other things, that schemes are visually attractive, are sympathetic to local character.

Impact on Residential Amenity

44. Core Strategy policy CG4 seeks to ensure that 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.

45. There are no dwellings sited directly south of the site and therefore no impacts are anticipated here.

46. The dwelling on plot 1 will not project beyond the 45-degree line rule when assessed against the neighbour at No.16 and therefore the proposed dwelling is not considered to impact upon their outlook. In addition to this, the dwelling on plot 1 will be sited approximately 10m away from the neighbour at No.16 and this is considered a sufficient distance to avoid any overbearing impacts.

47. There will be no main room side elevation windows in the proposed dwellings and therefore no issues of undue overlooking are anticipated.

48. The existing front elevation to front elevation interface along the road is 16 metres and the proposed dwellings will match this existing interface distance and therefore they are considered acceptable in this instance.

49. In terms of the layout of the scheme, each habitable room will be served by an appropriately sized window for light and outlook to afford future occupiers with an adequate level of amenity. With regards to the internal space this will be in line with the National Space Standards (Technical Housing Standards – National Design Space Standards).

50. The garden areas would be located at the rear or/and side of each of the plots and in line with Section 3 of the General Design Principles SPD which states that minimum of 50m² of private amenity space should be provided for each new dwelling.

51. In terms of potential noise generation, it is not considered that the proposed new dwelling in this location is likely to result in any significant increase in noise generation. The new dwelling would be built to modern building regulations standards which includes noise attenuation within the fabric of the building.

52. It is considered that the proposed new house would not have detrimental impact on the living conditions of neighbouring residents and would comply with Core Strategy policy CG4 and guidance contained within General Design Principles SPD.

Impact on the Highway

53. Core Strategy policy P5 seeks to ensure that development is accessible by different types of transport, prioritising pedestrians, cyclists and public transport over the motorised vehicle. Appendix 3 provides guidance on parking standards.

54. The site is considered to be sustainably located by virtue of its close proximity to a number of

bus routes and is within close distance of other amenities

55. The dwellings would each feature two off street parking spaces and Doris Avenue is able to accommodate any shortfall and therefore it is not considered that the proposal will have a detrimental impact upon parking.

56. The Council's Highway Engineers have been consulted and have raised no objection to the proposal. Highway Engineers recommend conditioning the off street parking provision to ensure it continues to remain available.

57. It is therefore considered that subject to condition, the proposal complies with policies S1 and P5 of the Core Strategy.

Impact on Land Stability

58. Policy CG4.3 of the Core Strategy states that development proposals on land that is (or is suspected to be) affected by contamination or ground stability must include an assessment of the extent of the issues and any possible risks. Development will only be permitted where the land is, or is made, suitable for the proposed use.

59. A land stability report has been submitted by the applicant. This has been reviewed by an independent structural engineer, on behalf of the Council, who has found the proposal to be acceptable.

60. The Coal Authority has agreed with the recommendations of the Preliminary Risk Assessment (BEK-18499-1, January 2019) by bEk Enviro Limited; that in order to quantify the coal mining risks, intrusive site investigation works should be undertaken prior to development. The Coal Authority has therefore raised no objection to the proposed development, subject to a standard condition.

61. The Council's Pollution Control Officers have also raised no objections to the scheme, subject to further investigation into land contamination (to be secured via a condition).

62. It is therefore considered that the proposed development complies with Policy CG4.3 of the Core Strategy.

Other Matters

63. The Preliminary Ecological Appraisal (May 2019) is considered to provide sufficient guidance on the existing habitat quality and protection of native species. The proposed development would not cause any significant impact upon biodiversity of the area, if consent is granted.

64. The Council's Tree Officers raise no objection to the proposal.

65. It is acknowledged that the Council is not able to demonstrate a 5-year supply of deliverable housing sites. This represents a housing shortfall. In this circumstance paragraph 11 of the NPPF indicates that the policies that are most important for determining the application should be regarded as out-of-date and that there is a 'tilted balance' in favour of granting permission. It is found in this case that there is no harm that would significantly and demonstrably outweigh the

tilted balance in favour of granting permission.

Conclusion .

66. It is considered that the proposed development would be in a highly sustainable location and would contribute positively to housing numbers within Bolton without having a significant impact on the character and appearance of the area, the amenity of neighbours or future residents and the highway network. Members are therefore recommended to approve this application, subject to conditions.

Representation and Consultation Annex

Representations

Letters:- 3 objections received on the following basis –

Concerns over disturbances from excavations and pilling (Officer comment – some disturbance during the construction period is inevitable and therefore can only be given limited planning weight in this instance)

67. Concerns over subsidence (Officer comment – see analysis above)

68. Concerns over access into the road for large vehicles if cars are parked on both sides of the road (Officer comment – this would be a matter for the applicant during the construction period)

- Impacts upon parking on the street (Officer comment – see analysis above)
- Overlooking issues (Officer comment – see analysis above)
- Loss of light (Officer comment – see analysis above)
- Dwellings not in keeping (Officer comment – see analysis above)

1 letter of support on the following basis –

- Development will enhance the area

Consultations

Advice was sought from the following consultees: The Council's Highways Engineers, Drainage Engineers, The Coal Authority, Trees and Woodland Manager, Pollution Control Unit, Greenspaces and United Utilities.

Planning History

05039/18 – Erection of 2no. residential detached dwellings – Withdrawn by the applicant January 2019.

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. Prior to the commencement of development full details of the highway works at Doris Avenue comprising the implementation of a vehicle access crossing (VAC) onto Doris Street to facilitate access to the parking provision indicated on the submitted site plan and the repair/reinstatement of

footway surfaces arising from the construction phases of development shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the development being first brought into use and retained thereafter.

Reason

In the interests of highway safety and in order to comply with Bolton's Core Strategy policies S1, P5 and Supplementary Planning Document "Accessibility, Transport and Road Safety".

Reason for Pre-commencement Condition

The completion of the highway works are necessary before the new access into the site is in use.

3. Prior to commencement of development a site investigation and risk assessment shall be submitted to and approved in writing by the Local Planning Authority, to assess the nature and extent of any contamination on the site. The investigation and risk assessment must be undertaken in accordance with Model Procedures for the Management of Land Contamination (CLR 11) and a written report of the findings must be produced. The written report shall include:
- (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to human health, property or the environment;
 - (iii) an appraisal of remedial options and proposal for a preferred option. This should include details of testing methodology for any soil or soil forming materials to be brought onto site.

Prior to first use/occupation of the development hereby approved:

(iv) A Verification Report shall be submitted to, and approved in writing by, the Local Planning Authority. The Verification Report shall validate that all remedial works undertaken on site were completed in accordance with those agreed by the LPA.

Reason

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

Reason for pre-commencement condition:

Any works on site could affect contamination which may be present and hinder the effective remediation of any contamination causing a risk to the health of future occupiers and harm to the environment, hence the initial investigation must be carried out prior to the commencement of any works on site.

4. No demolition, development or stripping of soil shall be started until:
- 1. The trees and hedgerows within or overhanging the site which are to be retained have been surrounded by fences of a type to be agreed in writing with the Local Planning Authority prior to such works commencing.
 - 2. The approved fencing shall remain in the agreed location (in accordance with BS 5837:2012) until the development is completed or unless otherwise agreed in writing with the Local Planning Authority and there shall be no work, including the storage of materials, or placing of site cabins, within the fenced area(s).

Reason

To protect the health and appearance of the tree(s) and in order to comply with Bolton's Core Strategy policies CG1 and CG3

Reason for Pre-Commencement Condition:

Tree protection measures must be implemented prior to the commencement of works to protect the health and appearance of the tree(s) during the construction phase.

5. Before the approved development is commenced details of the existing and proposed

ground levels within the site and on adjoining land including spot heights, cross sections and finished floor levels of all buildings and structures shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full and retained thereafter.

Reason

To safeguard the visual appearance and or character of the area and in order to comply with Core Strategy policies CG3 and CG4.

6. Prior to the commencement of development:

- * The undertaking of the scheme of intrusive site investigations, designed by a competent person and adequate to properly assess the ground conditions on the site and establish the risks posed to the development by past coal mining activity;
- * The submission of a report of findings arising from the intrusive site investigations and any remedial works and/or mitigation measures considered necessary;
- * Implementation of the remedial works and/or mitigation measures.

Reason:

The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 178 and 179 of the National Planning Policy Framework.

Reason for pre-commencement condition:

The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary.

7. Development shall not commence until a scheme for the eradication of Himalayan Balsam has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for its implementation. The scheme shall be carried out as approved. Should there be a delay of more than one year between the approval of the scheme and its implementation or the commencement of development then a new site survey and, if necessary, further remedial measures shall be submitted for the further approval of the Local Planning Authority.

Reason

To ensure the safe development of the site and eradication of an invasive species.

Reason for pre-commencement condition

A scheme for the eradication of Himalayan balsam must be understood prior to works commencing on site as it could affect how works are planned and carried out.

8. No soil or soil forming materials shall be brought to the site until a testing methodology including testing schedules, sampling frequencies, allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information has been submitted to and approved in writing by the Local Planning Authority. The approved testing methodology shall be implemented in full during the importation of soil or soil forming material.

Prior to the development being first brought into use or occupied a verification report including soil descriptions, laboratory certificates and photographs shall submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure the site is safe for use and in order to comply with Core Strategy policy CG4.

9. 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.

10. Prior to the occupation of the dwelling houses hereby permitted provision shall be made for the parking of motor vehicles in the area identified for that purpose on the approved plan. The area shall thereafter be retained at all times for that purpose. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order amending or replacing that Order), no extensions, porches, outbuildings, sheds, greenhouses, oil tanks, wind turbines or satellite antennae shall be erected within that area.

Reason

To ensure that adequate provision is made for vehicles to be left clear of the highway and in order to comply with Bolton's Core Strategy policies S1, P5 and Appendix 3.

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

Location and Site Plan 01 - REV B - 21-05-2019

Plot 1 - 02 - 21-5-2019

Plot 2 - 03 - 21-05-2019

Proposed street scene and site section - 04 - 21-05-2019

Reason

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

Ronson
building design

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	Change to building line
C	08-11-19 Tree Details added
B	23-08-19 Tree Details added
A	22-08-19 Tree Details added

Rev	Date	Description
Issued For : INFORMATION PURPOSES ONLY		

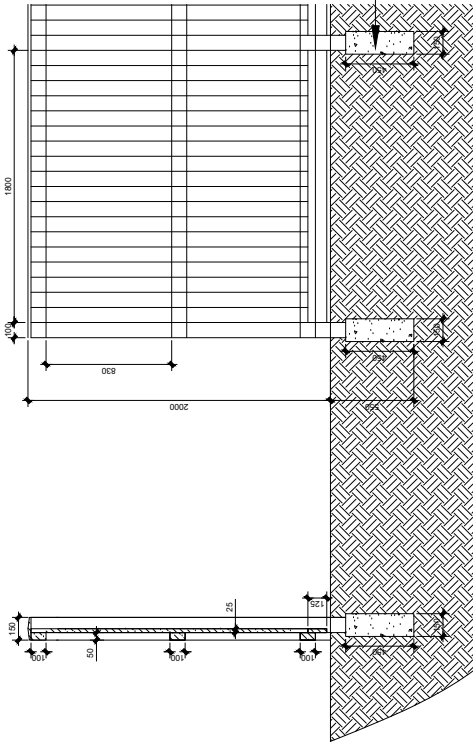
Issued For: INFORMATION PURPOSES ONLY

Client
Mr Anthony Brooks

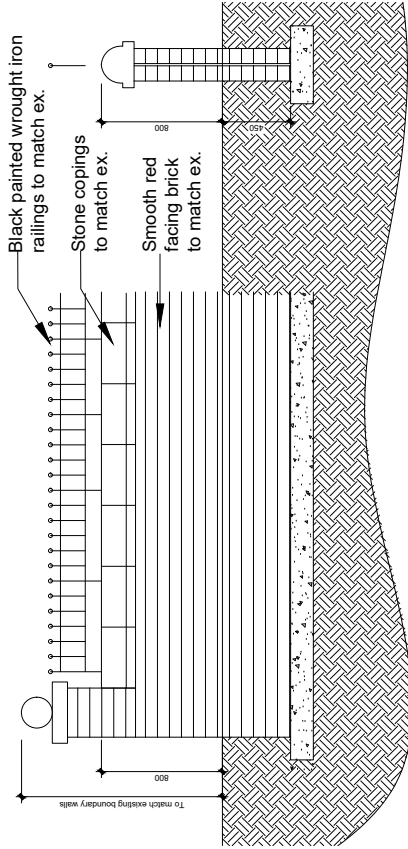
Project
Land off Doris Avenue,
Bolton

Scheme - Drawing Title
Location & Site Plan

Date **21-05-2019**
 Scale As Noted @ A3
 Project No. _____
 Drawing No. **01 C**
 Revision _____



Timber Fence Elevation 1:50



**Proposed Boundary Wall
Elevation 1:50**

DO NOT SCALE FROM THIS DRAWING.
This drawing is to be read in conjunction with all related drawings. All dimensions must be checked and verified on site before commencing any work or material production. The originator should be notified immediately of any discrepancy.



Ronson
building design

Tel:07926826016
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- Building Specification:
- Smooth red facing brick to match existing

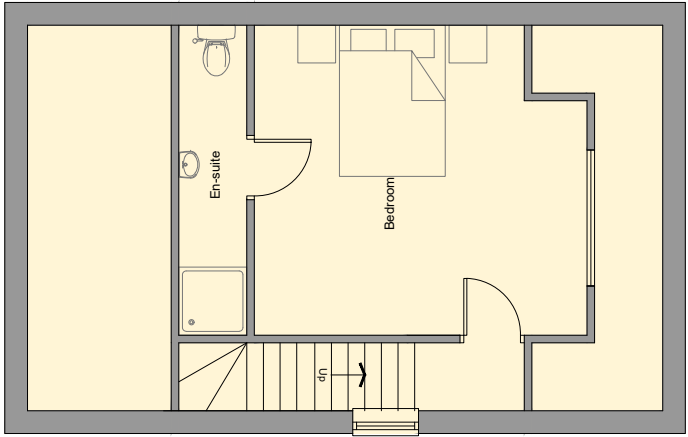
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-Stone sill and headers to match existing.

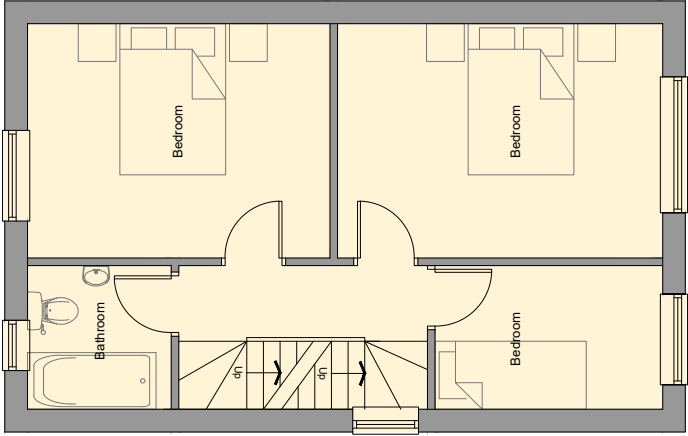
-Black upvc fascias, soffits and gutters to match existing

-White upvc windows and doors to match existing

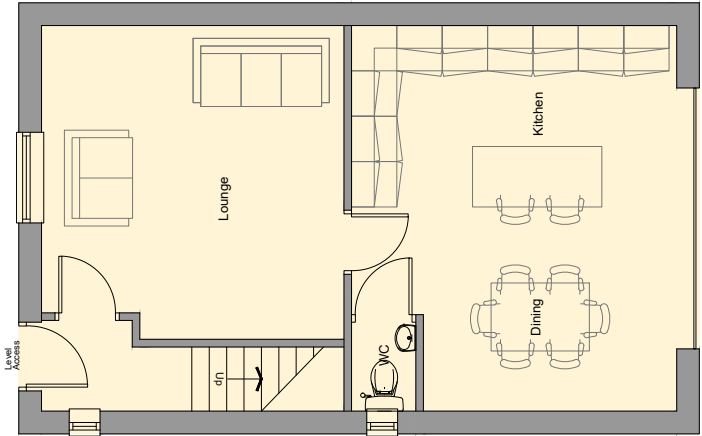
Rev.	Date	Description
Issued For : INFORMATION PURPOSES ONLY		
Client		
Mr Anthony Brooks		
Project		
Land off Doris Avenue, Bolton		
Scheme - Drawing Title		
Plot 1		
-/-	02	-
Project No.	Drawing No.	Revision
		Date 21-05-2019
		Scale 1:100 @A3



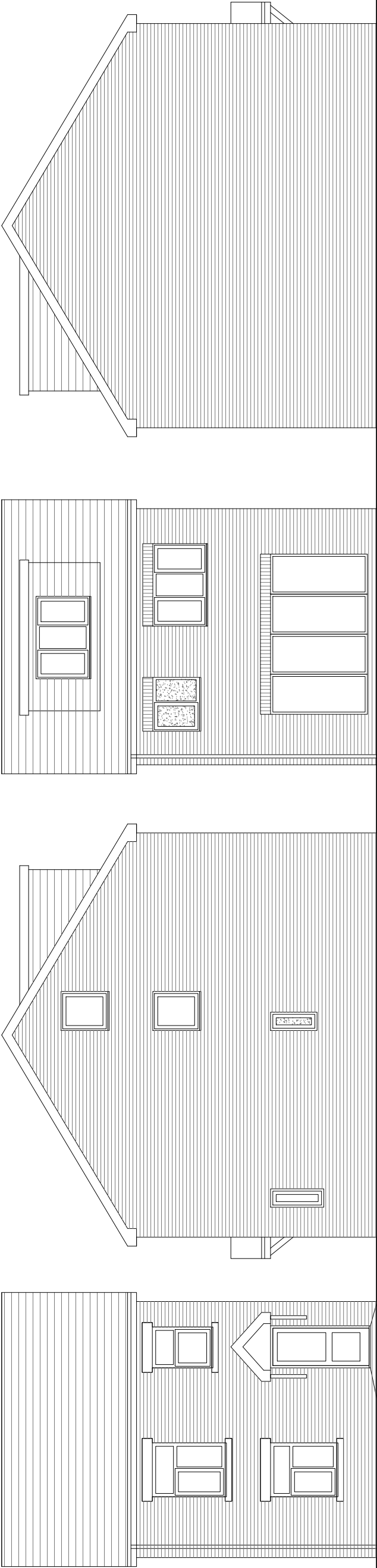
Proposed 2F Plan - Plot 1



Proposed FF Plan - Plot 1



Proposed GF Plan - Plot 1



Proposed Front Elevation Proposed Side Elevation Proposed Rear Elevation Proposed Side Elevation

DO NOT SCALE FROM THIS DRAWING.
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Ronson
building design

Tel:0792826016
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- Building Specification:
- Smooth red facing brick to match existing

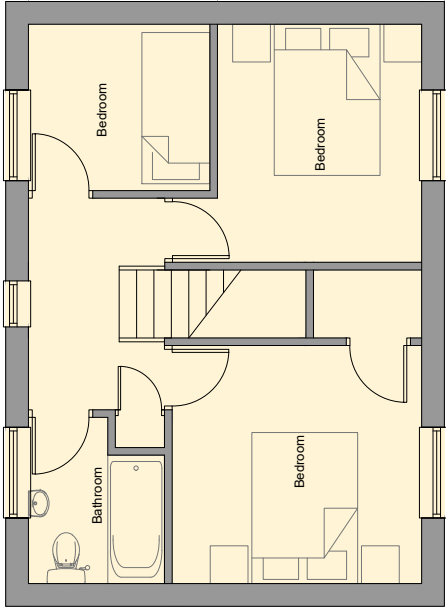
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-Stone sill and headers to match existing

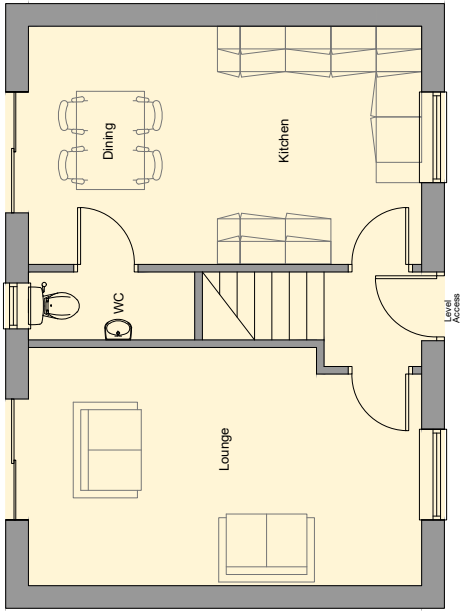
-Black upvc fascias, soffits and gutters to match existing

-White upvc windows and doors to match existing

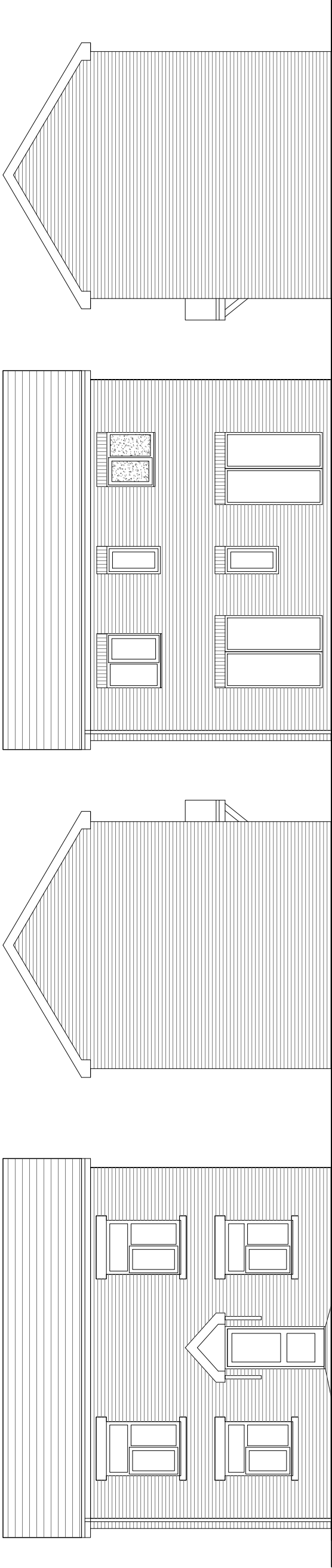
Rev.	Date	Description
Issued For : INFORMATION PURPOSES ONLY		
Client		
Mr Anthony Brooks		
Project		
Land off Doris Avenue, Bolton		
Scheme - Drawing Title		
Plot 2		
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Project No.	Drawing No.	Revision
		Date 21-05-2019
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Proposed FF Plan - Plot 2



Proposed GF Plan - Plot 2

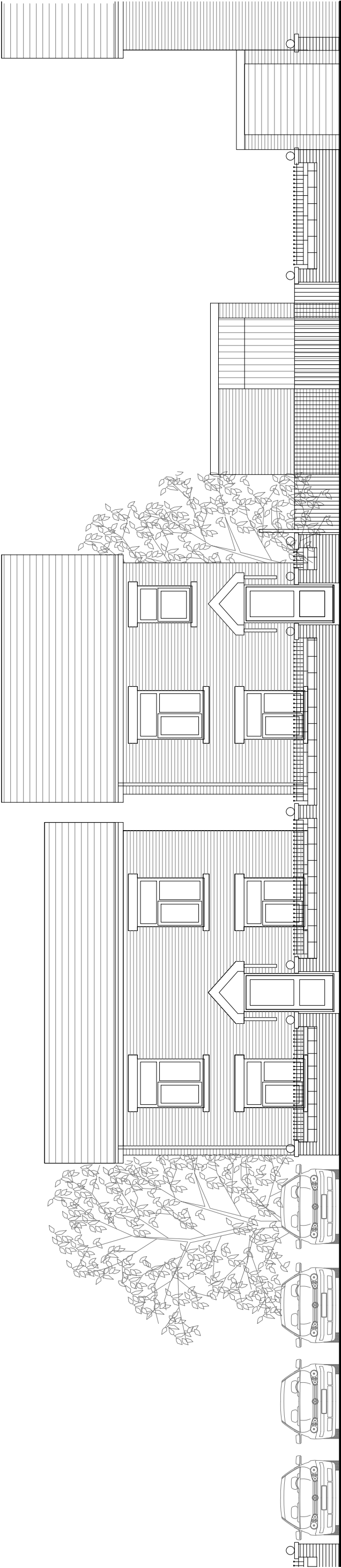


Proposed Front Elevation

Proposed Side Elevation

Proposed Rear Elevation

Proposed Side Elevation

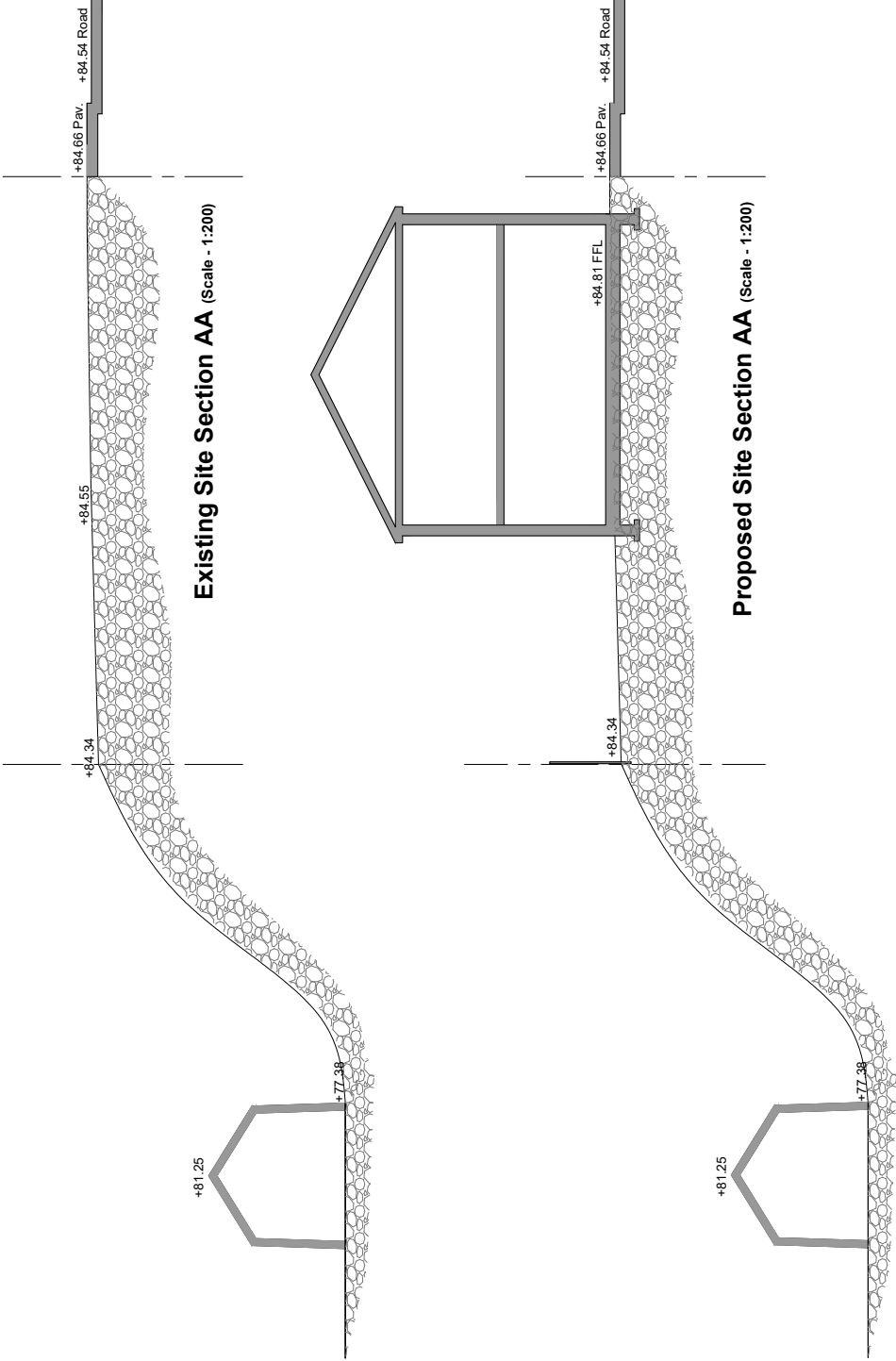


No. 16

Plot 1

Plot 2

Proposed Street Scene (Scale - 1:100)



DO NOT SCALE FROM THIS DRAWING.
This drawing is to be read in conjunction with all related drawings. All dimensions must be checked and verified on site before commencing any work or material production. The originator should be notified immediately of any discrepancy.



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A		08-11-19	Site Levels added
Rev	Date	Description	
Issued For : INFORMATION PURPOSES ONLY			
Client			
Mr Anthony Brooks			
Project			
Land off Doris Avenue, Bolton			
Scheme - Drawing Title			
Proposed Street Scene & Site Section			
-/-	04	A	Date 21-05-2019
Project No.	Drawing No.	Revision	Scale @A3

**Application number
10058/20**



**Directorate of Place
Development Management Section**

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**Bolton
Council**

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Date of Meeting: 18/02/2021

Application Reference: 10058/20

Type of Application: Full Planning Application

Registration Date: 16/12/2020

Decision Due By: 16/03/2021

Responsible Officer: Helen Williams

Location: REGENT PARK GOLF CLUB, LINKS ROAD, LOSTOCK, BOLTON, BL6 4AF

Proposal: EXTENSION AND OTHER ALTERATIONS TO GOLF DRIVING RANGE

Ward: Heaton and Lostock

Applicant: Regent Park Golf Club

Agent : Sedgwick Associates

Officers Report

Recommendation: Approve subject to conditions

Executive Summary

- * This resubmitted application is before Committee as more than five objections have been received and as Committee refused the previous application (07865/20).
- * The proposal again comprises the proposed remodelling of the driving range, to improve the drainage of the range, to enable the costly high nets and pylons around the range to be removed, and to improve the design and length of the range.
- * Committee Members refused the last application for the proposal (07865/20) on three grounds i) amenity of neighbouring residents, ii) highway safety and iii) loss of trees and medium-term impact on the landscape.
- * Officers again consider that the proposed development would not constitute inappropriate development in the Green Belt.
- * There would be short to medium term harm on the landscape character and appearance following the removal of the significant number of trees within and bordering the driving range and whilst the replacement trees and shrubs are growing/maturing. There would also be short term harm whilst construction works are being undertaken within the site. This needs to be given some planning weight.
- * It is however considered that once the trees and shrubs proposed around the driving range have matured, the proposed development would conserve the landscape quality and character of the area.
- * As with the previous proposal, HGVs delivering the imported material would enter the site via Links Road. The Applicant is again proposing to repair Links Road during the construction period and further repair/resurface the road following completion of the development: this is to be secured via a suggested condition.
- * There would be short term/temporary harm to the amenity of neighbouring residents by reason of noise and disturbance during the construction period. Conditions are again suggested to

mitigate against this harm.

- * Notwithstanding the previous refusal by Members of application 07865/20, Officers continue to consider, on balance, that the short to medium term harm caused by the development does not carry so great a weight to justify a refusal, given that the completed development is considered to fully comply with development plan policies.
- * Members are therefore recommended to approve this resubmitted application, subject to the recommended conditions.

Proposal

1. This application is a resubmission of application 07865/20, which was refused at Planning Committee in August 2020 for the following three reasons:

1. The construction phase of the proposed development, primarily the HGV movements along Links Road in association with the proposed importation of material, will result in a harmful increase in noise and disturbance to the detriment of the living conditions of nearby residents and is contrary to Policy CG4 of Bolton's Core Strategy.

2. The proposed number of HGV trips to and from the application site, required for the importation of material during the construction phase, would have an unacceptable impact on highway safety on Chorley New Road, contrary to Policy S1.2 of Bolton's Core Strategy.

3. The proposed remodelling/engineering works and the loss of a significant number of mature trees from the application site will have a harmful medium term impact on the landscape character of the area until the replacement tree planting has sufficiently matured, contrary to Policy CG3.7 of Bolton's Core Strategy.

2. The resubmitted application seeks to address the reasons for refusing application 07865/20.
3. With regards to the first reason for refusal, the applicant has not submitted any new information (the noise assessment and dust management statement are the same as previously submitted) but they state that they now have the support of some of the most affected residents. Three letters of support have been received during the consultation period of this resubmitted application, whilst none were received during the determination of application 07865/20.
4. Concerning the second reason for refusal, no further information has been submitted with the new application (the transport statement is only updated with the latest proposed plans, and the traffic data has been resubmitted), but the applicant has made reference to the Council's Highways Engineers not raising an objection to the proposal during the determination of application 07865/20.
5. With regards to the third reason for refusal, the applicant has submitted a revised proposed landscaping scheme, reducing the density of the proposed mitigation planting from 1 plant per 1 sq. metre to the normal standard of 1 plant per 2 sq. metres, plus an additional 60 standard trees (1,960 trees in total).
6. Permission is again sought for the proposed remodelling of the driving range at Regent Park Golf Centre by importing inert material to alter the existing levels of the driving range and to create a landscaped bund around the periphery of the range. The Applicant states that the proposed development is required to resolve existing problems with the driving range, those being:
 - * the poor drainage of the range, which leads to driven balls being "plugged" into the ground and lost (the Applicant claims that many thousands of balls have been lost this way);

- * the existing high nets around the range are expensive to maintain and their pylons make them an unattractive feature within the landscape;
 - * the continued improvement of equipment and technique means that balls can be driven over greater distances and that the existing dimensions of the driving range are now insufficient.
7. It is proposed to alter the levels of the driving range so that it raises up towards its southern end, to direct surface water into the existing pond/lagoon within the centre of the range. The proposed design of the range would also allow golfers to better see the distance of their drive.
 8. The purpose of the proposed bund around the periphery of the range is two-fold; to help improve the drainage of the range by directing rainwater downwards (in combination with the proposed re-profiling of the range) and to act as a barrier for wayward golf balls by replacing the existing safety nets around the range. The bund is proposed to be planted with some 1,960 native trees (3,500 trees were previously proposed within application 07865/20) and wildflower is proposed to be planted on the outer slopes of the bunds to the west and south and to the east of the existing track. Until the planting matures, mobile fencing would be provided in locations where lost balls are an issue, but this would be discontinued when the planting sufficiently matures.
 9. The proposed remodelling works to the driving range would require the importation of some 85,000 cubic metres of inert soils, which the Applicant has stated would be primarily from construction sites.
 10. Owing to the nature of the proposed remodelling works, 31 individual trees and 9 groups of trees will again be lost.
 11. The Applicant maintains that the driving range is important commercially to the golf centre, being very well-used and averaging about 150 customers a day (55,000 a year). Because of this, it is their intention to keep its closure to a minimum and therefore it is intended that the proposed works would take 10 to 12 months to complete.
 12. As with the previous application, it is estimated by the Applicant that there would, on average, be 31 incoming heavy goods vehicles (HGVs) per day (which equates to less than four an hour). This may peak at 60 incoming loads a day. The average flow of incoming and outgoing vehicles is predicted to result in one trip each 7/8 minutes during the working day. Vehicle movements would be restricted to Mondays to Fridays, 09:00 to 17:00 hours, excluding bank holidays.
 13. The route into the site, to be taken by the HGVs, would be from Chorley New Road, along Links Road, and then through the internal roads to the private track on the eastern side of the driving range. Outgoing vehicles would turn left onto Chorley New Road.
 14. The Applicant proposes to keep Links Road (an unadopted road) repaired to a safe condition during the period of construction, and then proposes to resurface the road following completion of the development.

Site Characteristics

15. The application site comprises the existing driving range at Regent Park Golf Centre and the proposed access to the site, via part of the club car park and Links Road. The total application site measures approximately 4.55 hectares. The driving range is located relatively centrally to the golf course.
16. The lowest section of the driving range is its middle section, where the pond is sited. The land rises to the north, with the covered part of the range being approximately 5 metres above the

land level of the pond area. There is raised banking to the east and south and the periphery of the range is bounded with tall safety nets supported on 8 metre high pylons. There are a number of trees along the boundaries of the range and within the range (50 individual trees and 13 groups of trees).

17. To the immediate north of the application site is the covered driving range structure and the club shop: these are not included within the application site. Beyond these to the north is one of the club's car parks. To the north east of the driving range, and to the east of the proposed access to the development site, is the clubhouse.
18. Links Road, to the north of the golf club, is an unadopted highway that provides access both to the golf club and the residential properties on Links Road, Links Drive and St Andrews Road.
19. Regent Park Golf Centre is located within the Green Belt and the Agricultural Flood Plains Landscape Character Area. Links Road and the properties to the north of the golf club are not.
20. Approximately 30 metres to the south east of the application site is the largest part of Regent Park Golf Course Site of Biological Importance (SBI) (B19), a Grade B SBI. The other parts are located further away to the south, south west and south east.
21. To the south of the application, approximately 75 metres away is public right of way/bridleway BOL278/279, which is an off-road cycle route (Route 80). The track that runs along the eastern side of the driving range (the application site) is not a public right of way.
22. The nearest residential properties to the driving range are approximately 170 metres to the north along St Andrews Road, approximately 200 metres to the north east at Regent Drive, and approximately 260 metres to the east along Regent Road.
23. Regent Park Golf Centre is also located within the Mineral Safeguarding Areas for Brick and Clay and Surface Coal.

Policy

24. The Development Plan

Core Strategy Policies: P3 Sustainable Waste Management; P5 Accessibility and Transport; CG1 Cleaner and Greener Bolton; CG3 The Built Environment; CG4 Compatible Uses; OA4 West Bolton

Allocations Plan: Policy CG7AP Green Belt

Greater Manchester Joint Waste Development Plan Document: Policy 9: Restoration and Aftercare

25. Other material considerations

National Planning Policy Framework (NPPF): Sections: 2 Achieving sustainable development; 4 Decision-making; 6 Building a strong, competitive economy; 8 Promoting healthy and safety communities; 9 Promoting sustainable transport; 12 Achieving well-designed places; 13 Protecting Green Belt land; 14 Meeting the challenge of climate change, flooding and coastal change; 15 Conserving and enhancing the natural environment.

SPD Accessibility, Transport and Road Safety

Analysis

26. 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.

27. The main impacts of the proposal are:-

28. impact on the Green Belt

- * impact on the character and appearance of the area
- * impact on biodiversity
- * impact on land contamination
- * impact on the highway
- * impact on the amenity of neighbouring residents
- * impact on flood risk

Impact on the Green Belt

- * Policy CG7AP of Bolton's Allocations Plan states that the Council will not permit inappropriate development in the Green Belt. Inappropriate development includes any development which does not maintain the openness of land or which conflicts with the purposes of including land within the Green Belt, and the erection of new buildings [except for in a number of listed circumstances]. The text accompanying this policy states that the key attribute of the Green Belt is the openness of land, and it is this which Green Belt policy seeks to protect.

29. Allocations Plan Policy CG7AP reflects national policy on Green Belt, which is contained within section 13 of the National Planning Policy Framework (NPPF). Paragraph 133 states that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

30. The five purposes of Green Belt are listed within paragraph 134 of the NPPF as being:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

31. Paragraph 145 of the NPPF lists (as Policy CG7AP does) exceptions where new buildings in the Green Belt are not to be considered inappropriate development. Paragraph 146 goes on to state that certain other forms of development are also not inappropriate in the Green Belt provided they preserve its openness and do not conflict with the purposes of including land within it. Among the list of these other forms of development is b) engineering operations.

32. The main part of the application site (all of the site except Links Road) is located within the Green Belt. The proposed development, that is the remodelling of the existing golf driving range through the importation of inert material, constitutes an engineering operation within the Green Belt. Paragraph 146 b) is therefore applicable in the determination of this application.

33. The proposal would comprise the raising of ground levels mainly to the western and the southern parts of the driving range to achieve the proposed re-profiling of the range. A landscaped bund (landscaped with native tree and shrub planting) is proposed around the periphery of the range,

the top of which would be approximately 5 metres higher than the neighbouring land. Once the trees and shrubs planted on the bund mature, the range would be mainly screened from public views. The proposed increase in land levels would be most noticeable at the south western corner of the range. An artist's impression of the how this corner of the range would look following the works (in comparison with how it looks currently from the nearby public right of way) is attached to this report.

34. The term "openness", in the Green Belt, is not defined within the NPPF, but it has been established through planning case law that it has both spatial and visual aspects. In terms of a spatial consideration, the proposed development would not include any new buildings or permanent structures, therefore it is considered that there would not be a harmful visual intrusion caused to the openness of the Green Belt by the proposed development. The proposed re-profiling of the driving range and the proposed landscaped bunds would have a visual effect in that the form of the land would appear different than existing (and perhaps more 'man-made'), and whilst the replacement trees and shrubs are growing there would be an absence of mature trees within this part of the golf course. However, it is not considered that views across the golf course from both private and public areas would be harmfully affected or obstructed by the proposed re-profiling of the land and the proposed landscaping. Open views across the driving range are already obscured by tree planting.
35. Temporary mobile netting is proposed around certain parts of the periphery of the driving range (areas where lost balls are an issue) until the planting along the bund has sufficiently matured. After this time it is proposed that the netting is removed, as it would no longer be needed (it would be an additional maintenance cost for the Applicant). The mobile netting would have a temporary effect on the openness of the Green Belt, but again, owing to the existing landform and landscaping within the golf course, and the open design of such netting, it is not considered that this would harm the openness of the Green Belt.
36. In terms of the purposes of the Green Belt, the application site would continue to be used for outdoor sport, which is not considered to be an inappropriate use within the Green Belt (paragraph 146 of the NPPF).
37. It is therefore considered that the proposed development would preserve the openness of the Green Belt and would not conflict with the purposes of including land within it, and therefore the development would not constitute inappropriate development in the Green Belt. It is therefore considered that the proposed development complies with Policy CG7AP of the Allocations Plan and paragraph 90 of the NPPF.

Impact on the Character and Appearance of the Area

38. Policy CG3 of the Core Strategy states that the Council will [amongst other things] conserve and enhance local distinctiveness, ensuring development has regard to the overall built character and landscape quality of the area, require development to be compatible with the surrounding area, and maintain and respect the landscape character of the surrounding countryside and its distinctiveness. Policy OA4 specifically concerns development in West Bolton and states that the Council will [amongst other things] conserve and enhance the character of the existing physical environment and ensure that development respects the large amounts of open space in West Bolton.
39. Paragraph 170 of the NPPF concerns contribution to and enhance of the natural and local environment.
40. As discussed above, the proposed remodelling of the driving range, particularly the proposed

landscaped bunds, would have a visual impact on the landscape. The profile of the land would appear different than existing, with this being most discernible from the public right of way/bridleway (BOL278/279) to the south of the application site. The surrounding area (the golf course at Regent Park Golf Centre) already has the appearance of a manicured landscape with line and groups of trees between fairways. The proposed landscape bunds around the periphery of the range would continue this existing character. It is therefore considered that the proposed remodelling of the range would not harm the overall landscape quality of the area.

41. During the determination of the last application, 07865/20, the Council's Landscape Officers welcomed the proposed removal of the existing high nets (complete with pylons) around the range, as they commented that these are not a positive feature within the landscape.
42. There would be a short to medium term harm on the landscape character and appearance following the removal of the significant number of trees within and bordering the driving range and whilst the replacement trees and shrubs are growing/maturing. There would also be short term harm whilst construction works are being undertaken within the site. This therefore needs to be given some planning weight.
43. During the determination of the previous application (07865/20), the Council's Landscape Officers and Tree Officer raised concern with regard to the proposed landscaping scheme, as they were concerned that the proposed landscape plans did not allow for sufficient spacing between the proposed trees to allow them to sufficiently grow/mature. They therefore questioned whether it was possible to plant the originally proposed 3,500 new trees and shrubs. 1,960 replacement trees are now instead proposed, which equates to a reduction in density from 1 plant per 1 sq. metre to the normal standard of 1 plant per 2 sq. metres. Landscape and Tree Officers have acknowledged this amendment and it is considered that their previous concerns about the replacement trees being able to sufficiently mature has been addressed.
44. Also following the previous comments on the proposal, the applicant has now also amended the proposed mix of species and has included 115 Oak trees. 60 of the proposed trees are also now to be "standard" trees (not saplings), of 2.5 to 3 metres in height when planted.
45. Conditions are suggested for temporary protective fencing around the retained trees whilst construction works are taking place, for protective fencing around the new planted trees until they have sufficiently matured (at a time to be agreed by the Local Planning Authority), and for an arboricultural method statement in relation to any required pruning to accommodate HGV access.
46. Once the trees and shrubs proposed around the driving range have matured, it is considered that the proposed development would conserve the landscape quality and character of the area, compliant with Policies CG3 and OA4 of the Core Strategy.

Impact on Biodiversity

47. Policy CG1.1 of the Core Strategy states that the Council will safeguard and enhance the rural areas of the borough from development that would adversely affects its biodiversity including trees, woodland and hedgerows, geodiversity, landscape character, recreational or agricultural value; or its contribution to green infrastructure, reducing flood risk and combating climate change.
48. Section 15 of the NPPF concerns conserving and enhancing the natural environment.

Trees

49. A tree survey report and arboricultural impact assessment and method statement have again been submitted with the application, as has a revised landscape proposal.
50. The tree survey report notes that there are 50 individual trees and 13 groups of trees within the application site. None of these trees are protected and the application site is not located within a conservation area. To facilitate the proposed re-profiling of the driving range, 31 individual trees (10no. category B, 16no. category C and 5no. category U trees) and 9 groups of trees (total number of individual trees has not calculated, but 4 groups are classed as category B, 4 are category C and 1 is category U).
51. The trees proposed to be retained are located along the northern section of the western periphery and to the north east of the application site (both within and adjacent the boundary of the driving range). These are to be protected by protective fencing during the construction period. The Council's Tree Officer has already approved the location of this fencing, and this would be conditioned should the application be approved.
52. The Applicant proposes to plant 1,960 replacement trees, along with shrubs, to mitigate for the loss of the existing trees within golf course. This new planting would be along the newly created bund along the western, southern and eastern boundaries of the range and would comprise native trees and shrubs. Wildflower is also proposed to be planted on the outer slopes of the bunds to the west and south, and also to the east of the existing track/private footpath to the east of the range.

Ecology

53. A Ecological Survey and Assessment has again been submitted with the application. Approximately 30 metres to the south east of the application site is the largest part of Regent Park Golf Course Site of Biological Importance (SBI) (B19), a Grade B SBI. The other parts are located further away to the south, south west and south east. The application site supports habitats that are only of local value to biodiversity. The existing pond within the range is to be retained. The pond is not considered to be suitable for Great Crested Newts.
54. Greater Manchester Ecology Unit (GMEU) and the Council's Greenspace Officers have been consulted on the proposal. Both raise no objection to the proposed development subject to the following suggested conditions:
55. An invasive species management plan, as the proposed earth movement appears to encompass works within 7 metres of known Japanese Knotweed;
- * Alternative on-site accommodation for bats and nesting birds;
 - * No vegetation clearance during the bird nesting season (officers are instead suggesting this as an informative as this requirement is covered by the Wildlife and Countryside Act 1981, which is separate legislation from Planning, and therefore it is considered that it does not meet the conditions test set out in the NPPF);
 - * The implementation of reasonable avoidance measures (RAMs) for amphibians.
 - * The proposed landscaping scheme to include marginal and emergent pond vegetation (a pond side planting scheme), to provide biodiversity improvements.
- * It is considered, subject to the suggested conditions, that the proposed development would safeguard and enhance biodiversity, compliant with Policy CG1.1 of the Core Strategy.

Impact on Land Contamination

56. Policy CG4.3 of the Core Strategy states that development proposals on land that is (or is suspected to be) affected by contamination or ground instability must include an assessment of the extent of the issues and any possible risks. Development will only be permitted where land is,

or is made, suitable for the proposed use. Policy P3.1 states that the Council will keep to the principles of the waste hierarchy, giving priority to waste minimisation, and re-use and recycling of waste materials.

57. Policy 9 of Greater Manchester Joint Waste Development Plan Document states that application for landfill/landraise will be permitted where the Applicant can demonstrate that the site will be adequately restored, within an agreed time frame, to a satisfactory and beneficial after-use that is linked to opportunities and objectives within the Local Development Framework.
58. The proposed remodelling works to the driving range would require the importation of some 85,000 cubic metres of inert soils, which the Applicant has stated would be primarily from construction sites. The Applicant is proposing that the remodelling works will take 10 to 12 months to complete (as the driving range is important commercially to the golf centre the Applicant maintains that they intend to keep the driving range's closure to a minimum).
59. Owing to the amount of material that is proposed to be imported onto the site the Applicant would require an environment permit from the Environment Agency. This would mean that the Environment Agency (under the Environment Act 1995) would be the body responsible for controlling and monitoring the importation of the material (not the Council).
60. The Council's Pollution Control Officers raise no objection to the importation of the inert material onto the site. They however recommend that a condition be imposed on any approval for any soil and soil forming material to be tested before it is brought onto the site, to ensure that the re-profiled driving range is safe for its proposed end use.
61. In accordance with Policy 9 of the Greater Manchester Joint Waste Development Plan, the Applicant has demonstrated that the site will be adequately restored with the submission of the proposed level plans, proposed site sections and proposed landscaping scheme, which would see the application site restored to a re-landscaped driving range. The proposed end use would have recreational benefits and would comply with Strategic Objective 1 of the Core Strategy, which seeks to maximise access to sporting and recreation facilities and Policy CG7AP of the Allocations Plan, which seeks to provide opportunities for outdoor sport and recreation.
62. With regards to an agreed timeframe for the importation of material, officers are suggesting a condition that would require the Applicant to notify the LPA of when they are proposing to first bring material onto the site, then this condition would give the Applicant 12 months to complete the importation from the date of commencement.
63. For these reasons, it is considered that the proposed development would comply with Policy CG4.3 of the Core Strategy and Policy 9 of the Greater Manchester Joint Waste Development Plan.

Impact on the Highway

64. Policy P5 of the Core Strategy states that the Council will ensure that developments take into account [amongst other things] servicing arrangements and parking and a requirement for a Transport Assessment and Travel Plan with major trip generating developments. Policy S1.2 states that the Council will promote highway safety in the design of new development.
65. Paragraph 109 of the NPPF states that development should only be prevented or refused on highways ground if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

66. A Transport Statement and traffic counts on Chorley New Road and Links Road (taken before lockdown) have been re-submitted with this application.
67. The Transport Assessment estimates that there would, on average, be 31 incoming heavy goods vehicles (HGVs) per day bringing in the imported material required for the re-profiling of the driving range. This equates to less than four an hour. This may however peak at 60 incoming loads a day. The average flow of incoming and outgoing vehicles is predicted to result in one trip each 7/8 minutes during the working day. Vehicle movements would be restricted to Mondays to Fridays, 09:00 to 17:00 hours, excluding bank holidays, and it is estimated that the works would take 10 to 12 months to complete.
68. The Transport Assessment includes a route management plan. The route into the site, to be taken by the HGVs, would be from Chorley New Road, along Links Road, and then through the internal roads to the private track on the eastern side of the driving range. Outgoing vehicles would turn left onto Chorley New Road.
69. The Council's Highways Engineers have again commented, based on the information provided within the Transport Assessment and notwithstanding the second reason for refusing application 07865/20, that the traffic impact from the construction works can be accommodated with minimal additional detriment to the operational capacity of the surrounding highway network and with limited additional risk.
70. Links Road is a public unadopted highway which serves Regent Park Golf Centre and a number of residential properties. The width of Links Road is 6.75 metres which is above the recommended carriageway width for a private access into an industrial estate (which is 6.1 metres). Links Road has no dedicated footway provision.
71. The Applicant has again provided a tracking analysis (using industry standard software) which demonstrates accessibility from the highway network for a tipper wagon (HGV) into the site and the ability for two such vehicles to pass along Links Road. The analysis does however indicate there would be an encroachment over the centre line at the junction of Chorley New Road with Links Road when HGVs turn left from the Horwich-bound lane of Chorley New Road, owing to the tightness of the radii and the width of the bell-mouth at the junction, but the Council's Highways Engineers consider, owing to the level of vehicle movement on Links Road (as evidenced within the submitted traffic counts), that this encroachment would not pose any undue highway safety issues. Engineers however recommend that the Applicant submit a traffic management plan prior to the commencement of development, to help prevent any potential vehicle conflict with other road users and pedestrians on both Links Road and within the golf centre. Such a plan is therefore suggested within the recommended Construction Management Plan condition.
72. The Applicant continues to propose to keep Links Road repaired to a safe condition during the period of construction, and then proposes to resurface the road following completion of the development. The Council's Highways Engineers are again recommending a condition be imposed on any approval to ensure that the details of how the Applicant will repair the road during the construction period and how the road will be repair/reinstated following the completion of the works are agreed prior to the commencement of development.
73. The proposed Construction Management Plan condition would also require details of the precautions to be taken by the Applicant to guard against the deposition of mud on the highway, where vehicles associated with the construction of the development would park on site, and proposals for the sheeting of vehicles; these are required prior to the commencement of development.

74. For these reasons, officers again advise Members that the proposed development would not have a harmful effect on the capacity of the local highway network or would jeopardise highway safety, and is therefore compliant, subject to the suggested conditions, with Policies P5 and S1.2 of the Core Strategy.

Impact on the Amenity of Neighbouring Residents

75. Policy CG4 of the Core Strategy states that the Council will [amongst other things] ensure that new development is compatible with surrounding land uses and occupiers, protecting amenity, privacy, safety and security and should not generate unacceptable nuisance, odours, fumes, noise or light pollution.
76. The nearest residential properties to the driving range are on Regent Road (the nearest house is approximately 160 metres away, to the east), on St Andrews Road (the nearest house is approximately 180 metres away, to the north) and Links Drive (the nearest house is approximately 200 metres away, to the north east). Front gardens to the properties on St Andrews Road are approximately It is not considered that the result development (once completed) would have any material greater harm on the living conditions of these residents than the existing range (as the application site would still be operated as a driving range and it would be some distance away from neighbours).
77. The proposed construction period of the development will however have some impact on the living conditions of neighbouring residents, as previously reported to Members within the officer's report for application 07865/20.
78. HGVs will be using Links Road to access the application site during the construction period, which is estimated to be a period of 10 to 12 months. Six houses immediately border Links Road and a number of houses (on Links Drive and St Andrews Road) are accessed off Links Road. It is estimated that there would, on average, be 31 incoming heavy goods vehicles (HGVs) per day (which equates to less than four an hour). This may peak at 60 incoming loads a day. The average flow of incoming and outgoing vehicles is predicted to result in one trip each 7/8 minutes during the working day.
79. HGV movements would however be restricted to Mondays to Fridays, between the hours of 09:00 to 17:00 hours (excluding any bank holidays), so therefore movement would only take place within standard weekday working hours.
80. The noise assessment has assessed the potential impact on nearby residents during the construction phase of the development, in particularly the importation of material to the site. The dust management statement looks at potential mitigation measures to avoid vagrant dust, both for neighbouring residents and for golfers/visitors to the golf centre.
81. The noise assessment considers the worst case scenario of there being up to 122 vehicles per day (the peak of 60 incoming vehicles, plus an additional vehicle) and also noise from the earthworks within the driving range (the assessment considers the use of an excavator on site). The assessment concludes that internal noise levels will be 37.8 dB(A) from vehicles arriving and departing from the site in the worst affected/nearest properties, which is above the recommended level of 35 dB(A) in BS8223:2014. The Council's Pollution Control Officers therefore consider that there will be some impact on the residents in the area, particularly noise impact from vehicles arriving and departing from the site. Officers however note that the disturbance will be temporary and that the noise impact will be restricted to between 09:00 to 17:00 hours Mondays to Fridays for a period of 10 to 12 months. As the Council is the landowner

and the Golf Course is leased to the Applicant, the Council therefore has some degree of control over the activities at the site.

82. Pollution Control Officers do not raise an objection to the proposed development and recommend that conditions be attached to restrict the hours of operation on site (which would cover both construction works and HGV deliveries) and also restrict the period of importation to 12 months.
83. The submitted dust mitigation statement suggests mitigation measures including covering vehicles, wheel washing on site and the damping down of dust on site. The Council's Pollution Control Officers agree with the measures but feel, given the scale of the development, that a further dust assessment should be submitted, that follows the methodology set out in the Guidance on the Assessment of Noise Demolition and Construction, February 2014. A condition requiring the submission of a further assessment prior to the commencement of development, and for the mitigation measures required within this assessment to be fully carried out, is therefore again suggested. The proposed construction management plan condition also includes the requirement for a wheel wash facility and the sheeting of vehicles, as a minimum.
84. Notwithstanding the first reason for refusing application 07865/20, Officers still consider, whilst the residents neighbouring to the application site, particularly those close to Links Road, would experience a degree of noise disturbance, given the operational times and the temporary period for the construction phase this would not be so detrimental as to necessitate a refusal of permission.

Impact on Flood Risk

85. 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.
86. A Flood Risk Assessment has again been submitted with this latest application. The application site is located within Flood Zone 1, therefore at least risk of fluvial flooding.
87. The purpose of the proposed remodelling of the driving range is to improve its drainage. The Applicant has commented that the existing driving range is poorly drained, which leads to driven balls being "plugged" into the ground and lost. The Applicant claims that many thousands of balls have been lost this way.
88. The proposed re-profiling of the range, so that the land raises up towards its southern end, and the proposed bunds would direct all excess surface water into the existing pond/lagoon within the centre of the range. The outflow for the pond is through an elevated restricted pipe, which flows in a south westerly direction to enter the golf course drainage system. This then eventually drains into Middle Brook. In periods of extreme rainfall, if the drain from the pond is unable to deal with all the water, the area around the pond would flood, but this would be contained within the range and unlikely to escape. Even if the excess water did escape, it would discharge down the valley side towards Middle Brook rather than towards the neighbouring houses, as these are at a higher level.
89. The Council's Drainage Officers have raised no objection to the proposal.
90. A third party concern was received during the determination of the previous application, about potential flooding of the surrounding golf course and querying whether the existing drains within the course have been inspected to establish whether they can cope with 'extra water'. The Council's Drainage Officers advised at that time that the existing drains will not be taking any

additional water, though the rate of flow may increase owing to the proposed changes in gradient to the range. The pipe leaving the pond within the range is however restricted in size (150mm in diameter), which restricts the flow to the wider course drainage. If this pipe is blocked the pond within the range will continue to fill and the range may flood in an extreme event (not the surrounding golf course). An investigation into the condition of existing drains is not a requirement within the determination of a planning application. Also, as explained above, the existing drains here are not proposed to take any additional water and therefore the proposal should not materially affect the existing conditions of the drains. The LLFA would only ask for a condition report for a culverted watercourse where there is a known condition issue. This is not the case here. It is considered that any concerns about the condition of the existing drainage would instead be a matter between the tenant/s and the landlord.

91. It is therefore considered that the proposed development would comply with Policy CG1.5 of the Core Strategy.

Other Matters

Benefits associated with the proposal

92. The Applicant has referred to the following benefits within their submission:

93. The proposed development addresses the identified shortcomings of the driving range, which is "the beating heart" of Regent Park Golf Centre;

94. The proposals will protect the overall club economics and accommodate increasing user interest;

- * The loss of golf balls (that are driven and 'plugged' into the ground) and the maintenance of the high nets is a great expense. The proposal would reduce these costs;
- * The proposed development would enhance usability of the facility for many years;
- * It will be a substantial enhancement of an important golf facility, which is open to all members of the public;
- * It will ensure the range will continue to attract a high level of use by meeting evolving needs from the golf community. This will allow the support for entrants into the sport and more social play to be retained and potentially increased;
- * There are ecological and visual benefits;
- * Increased safety for users of the adjacent land.

- * It is considered that these benefits should carry some weight in the determination of the planning application.

Lease

- * The golf course is subject to a 100 year lease (dated 15.07.2016) from the Council to Regent Park Golf Course Ltd.

95. Paragraph 23.1 (condition) of the lease states that, "The Tenant shall keep the golf course, greens, fairways, landscaped areas and other open areas maintained in a clean, proper, neat and tidy condition, free from noxious weeds to a reasonable standard commensurate with a golf course of comparable standing and in accordance with any applicable professional codes of practice and the buildings on the Property in good repair and condition and shall ensure that any Service Media within and exclusively serving the Property is kept in good working order."

96. Paragraph 25.1 (alterations) states that, "The Tenant shall not make any external or structural alteration or addition to any buildings on the Property or any change in the layout of the golf course or any works that would require planning permission without the consent of the Landlord, such consent not be unreasonably withheld or delayed."

97. Section 28 (use) of the lease requires the Tenant [amongst other things] to not use the Property for any purpose or in a manner that would cause loss, damage, injury, nuisance to the Lordlord, its other tenants, or any other owner or occupier of neighbouring property, and to not overload any structural part of the Property.
98. In addition to the lease is a Management Agreement, which is in place between the Council (as Landlord) and Regent Park Golf Course Ltd. This ensures that the golf course is freely available to the public on a pay for play basis, as well as ensuring that the Tenant carries out a good quality maintenance regime to the grounds, course and open spaces at the Property.
99. The Council as Landlord would need to grant consent for the proposed development to be carried out (separate from planning permission). If the Council grants consent, the Council would enter into a licence to alter the land with the owner. There is the power for the Council to carry out any works in default, should the owner carry out works/change the use of the land.

Conclusion

100. As with the previous application 07865/20, it is considered that the proposed remodelling of the driving range would not constitute inappropriate development in the Green Belt as the proposed development would be an engineering operation that would preserve the openness of the Green Belt and would not conflict with the purposes of including land within the Green Belt.
101. There would be some short to medium term harm caused by the development in terms of to the character and appearance of the area during the construction period and until the new trees and shrubs have matured, and to the amenity of neighbouring residents by reason of noise and disturbance during the construction period. Conditions are suggested to mitigate against this temporary harm to neighbouring residents.
102. The amended landscape proposals submitted with this latest application have addressed Landscape and Tree Officers' previous concerns regarding allowing for sufficient spacing between the proposed trees to enable them to sufficiently grow/mature.
103. It is proposed that any damage caused by the HGVs to Link Road would be repaired during the construction period and that Links Road would be further repaired following completion of the development: this is to be secured via a suggested condition.
104. Once completed, it is not considered that the proposed development would harm the character and appearance of the area, the amenity of neighbouring residents, highway safety or biodiversity, and would not lead to the increase in flooding.
105. Notwithstanding the previous refusal of application 07865/20, Officers continue to consider, on balance, that the short to medium term harm caused by the development does not carry so great a weight to justify a refusal, given that the completed development is considered to fully comply with development plan policies.
106. Members are therefore again recommended to approve this application, subject to the recommended conditions.

Representation and Consultation Annex

Representations

Letters:- 7 objections and 3 letters of support have been received.

The seven objections have come from neighbouring residential properties and raise the following concerns:

107. The proposal is ostensibly the same as planning application 07865/20, which was rejected by Committee in August 2020, and therefore should be refused for the same reasons (*Officer comment: each application must be assessed on its own merits. The applicant has submitted additional information (a revised proposed landscaping scheme) in support of their proposal*);
108. Exactly the same number of HGV movements along Links Road at exactly the same time and for the same number of days are proposed;
- * The proposal is for the same remodelling and the same loss of mature trees from the site;
 - * Impact on neighbouring residents (noise and disturbance) from 60 HGVs passing up and down Links Road for 12 months (*Officer comment: this is considered within the above analysis*);
 - * The proposal is contrary to Green Belt policy; it is inappropriate development and there are no very special circumstances (*Officer comment: for the reasons discussed above, officers do not consider that the proposal would constitute inappropriate development, and therefore no very special circumstances are required*);
 - * There will be a significant impact on the openness of the Green Belt (*Officer comment: the impact on openness is considered within the analysis above*);
 - * Impact on the landscape and Green Belt (*Officer comment: this is considered within the analysis of the report*);
 - * Loss of many mature and healthy trees (*Officer comment: this is considered within the analysis of the report*);
 - * Damage to Links Road caused by the heavy vehicles; the road is unsuitable for the volume of HGV traffic proposed (*Officer comment: the Applicant is proposing to repair the road during and following construction and this is to be secured by a condition*);
 - * Have doubts about the applicant's intentions to resurface Links Road (*Officer comment: the proposed repairs to Links Road would be secured via a planning condition*);
 - * Links Road should be brought up to adoptable standards and the Council should consider formally adopting it (*Officer comment: there are no proposals to adopt Links Road*);
 - * Damage to Links Road caused by the heavy vehicles; the road is unsuitable for the volume of HGV traffic proposed (*Officer comment: the Applicant is proposing to repair the road during and following construction and this is to be secured by a condition*);
 - * Links Road should be brought up to a reasonable standard prior to any works commencing (*Officer comment: it is proposed to repair the road during the construction period and following completion of development*);
 - * Consideration should be given to temporary traffic lights on Links Road during the construction works, and these could be made permanent (*Officer comment: no temporary traffic lights are proposed but the Applicant is required to provide a traffic management plan, via a condition, which will look at how vehicles will safely enter Links Road from Chorley New Road*);
 - * Pedestrian safety concerns (*Officer comment: the Council's Highways Engineers do not consider that the proposal would pose undue safety issues*);
 - * There will be less parking available on-site during construction, leading to parking along Links Road (*Officer comment: the tracking analysis of HGVs submitted by the Applicant shows that the proposed HGV route should not result in the loss of on-site parking for the golf centre*);
 - * Increased risk of flooding. Statements within the applicant's report are incorrect as evidenced by regular course flooding (*Officer comment: the proposed drainage of the remodelled range is*

- considered within the above analysis);*
- * Concern the imported material could be contaminated (*Officer comment: this is addressed within the above analysis);*
 - * The existing safety netting around the driving range is in a state of disrepair, therefore stray balls are a danger to golfers and members of the public (*Officer comment: this has been acknowledged by the Applicant and is a reason why the application development is being proposed by the Applicant);*
 - * If the application is approved it may be years before the new layout would afford protection to golfers and members of the public. It will take several years before the trees are sufficiently large and dense enough to provide protection (*Officer comment: the Applicant is proposing the temporary use of mobile safety netting until the landscaping has sufficiently matured);*
 - * The track on the east side of the driving range is a public right of way and is regularly used by members of the public. It has deteriorated over the years. It should be re-routed and resurfaced (*Officer comment: this track is not a public right of way. The nearest public rights of way to the application site are approximately 75 metres to the south (bridleway BOL278/279) and approximately 325 metres away to the south east (BOL276). The impact of the proposal on nearby public rights of way is therefore not considered to be a main issue in the determination of this application);*
 - * The culvert for surface water running along St Andrews Road, which passes under Links Road, is inadequate in size and should be investigated prior to HGVs accessing the site (*Officer comment: issues with the culvert are existing and not materially related to the development proposal);*
 - * The proposal will result in the complete shut down or severely limited operation of a vital local amenity for 12 months and will risk the viability of the business (*Officer comment: the proposed works will inevitably impact on the usage of the driving range during the construction period, however the proposed improvements would help to enhance the usability of the feature for many future years, which the Applicant considers mitigates the short term loss of revenue);*
 - * The purpose of the proposal could be achieved simply by replacing the safety nets (*Officer comment: the purpose of the proposal is mainly to improve the drainage of the range);*
 - * There is no explanation how the development would comply with the Greater Manchester Waste Development Plan (*Officer comment: compliance with Greater Manchester Joint Waste Development Plan Document is considered within the analysis of this report.*
 - * There is no explanation how waste management legislation would be met (*Officer comment: the proposed importation of material requires an Environment Agency permit, and is covered by the Environment Act, which is separate from planning legislation);*
 - * The proposal will not reduce CO2 emissions (*Officer comment: this is noted. Traffic movement in association with the construction phase of the development will however be temporary);*
 - * Impact on the conservation area (*Officer comment: the site is not within a conservation area);*
 - * Cars do not give way when exiting the car park. Rubbish at the front of the bottom car park should be removed. Litter around the course (*Officer comment: these issues are not related to this current planning application and therefore are not considered to be a material consideration);*
 - * The proposal is purely a money making scheme (*Officer comment: the benefits of the proposal are considered within the analysis);*
 - * The golf course lease only permits the applicant to use the land for golf-related activities, therefore any remuneration from accepting imported material is in breach of the lease (*Officer comment: any contravention of a lease is not a material planning consideration);*

The three letters of support have come from neighbouring residential properties and state the following:

- * There will be no adverse impact on neighbouring residents;
- * Will result in finally fixing the unadopted, pothole ridden and often flooded access road (Links Road). Look forward to Links Road being resurfaced;

- * Will provide a better facility for the community;
- * Will safeguard the use of the land for the future;
- * Will improve any (minor) lighting overspill;
- * Will be planting of around 2,000 trees;
- * The benefits are worth the short term works required;
- * Support this long established local business.

Elected Members:- Councillor Bob Allen has written an objection to the proposal for the following reasons:

- * This new application is largely a resubmission of refused application 07865/20, with some additional information, but the proposed scheme and the construction works have not changed;
- * There is no change to the number of HGVs or to the size of HGVs or to the volume of imported material;
- * There is no change to the number of trees lost or to landscape elevations;
- * 1,900 new trees are now proposed compared to 4,333 on the previous application. Replacement tree types and sizes are the same;
- * The new tree survey report is dated June 2020 but the information is the same as previously included with 07865/20;
- * The noise report focuses mainly on noise from the construction site and simply dismisses noise from vehicles on Links Road as not a major issue. It fails to mention noise from HGVs bouncing and rattling along Links Road or the noise of reversing sounders;
- * The dust management report simply suggests that loaded HGVs are covered and a wheel wash is used for vehicles leaving the site;
- * Nothing has changed in this latest application and the previous reasons for refusal are still valid.

Consultations

Advice was sought from the following consultees: Pollution Control Officers, Highways Engineers, Drainage Officers, Tree Officers, Landscape Officers, Greenspace Officers, the Environment Agency, and Greater Manchester Ecology Unit.

Planning History

Planning application 07865/20 for the extension and other alterations to the golf driving range was refused at Planning Committee in August 2020 for the following three reasons:

- 1. The construction phase of the proposed development, primarily the HGV movements along Links Road in association with the proposed importation of material, will result in a harmful increase in noise and disturbance to the detriment of the living conditions of nearby residents and is contrary to Policy CG4 of Bolton's Core Strategy.*
- 2. The proposed number of HGV trips to and from the application site, required for the importation of material during the construction phase, would have an unacceptable impact on highway safety on Chorley New Road, contrary to Policy S1.2 of Bolton's Core Strategy.*
- 3. The proposed remodelling/engineering works and the loss of a significant number of mature trees from the application site will have a harmful medium term impact on the landscape character of the area until the replacement tree planting has sufficiently matured, contrary to Policy CG3.7 of Bolton's Core Strategy.*

Application 97718/16 for the erection of a ground floor and first floor extension to form restaurant, bar and function room, together with additional parking was refused at Bolton's Planning Committee in December 2016 for the following reason:

The proposed development represents inappropriate development within the Green Belt and the very special circumstances provided by the Applicant do not outweigh the harm caused to the openness of the Green Belt, by virtue of the scale of the proposed development, contrary to section 9 of the National Planning Policy Framework and Policy CG7AP of Bolton's Allocations Plan.

Application 95979/16 for the erection of ground floor and first floor extensions to form restaurant, bar and function room, together with additional parking was withdrawn by the Applicant in June 2016.

Permission was granted in December 2012 for the extension of time to implement permission 82934/09 (extension to golf shop and alterations to existing shop) (89085/12).

Permission was granted at Committee in July 2012 for the variation of conditions 2 and 7 on approval 86023/11, to extend the time limits to enable work to be completed by 14th January 2013) (88136/12).

The change of use of agricultural land to golf course extension, re-siting and remodelling of existing golf course together with provision of a family golf course without complying with conditions 2 and 7 on permission 76151/06 (to extend time limits to enable works to be completed from 2 years to 14th July 2012) was approved at Committee in May 2011 (86023/11).

An extension to the golf shop and alterations to the existing shop were approved in December 2009 under application 82934/09.

The change of use of agricultural land to golf course extension, re-siting and remodelling of existing golf course together with provision of a family golf course without complying with conditions 2 and 7 on permission 76151/06 (to extend time limits to enable works to be completed from 2 years to 14th July 2011) was approved at Committee in July 2009 (82139/09).

The change of use of agricultural land to golf course extension, re-siting and remodelling of existing golf course together with provision of a family golf course was approved at Committee in June 2007 (76151/06).

Permission was granted at Committee in March 2002 for part single/part two storey extensions to the club house to form new changing facilities, lounge and dining areas with stewards flat over, together with the erection of a 20 bay driving range including relocation of shop and the formation of 70 car parking spaces (61107/02).

Two disabled access ramps were approved in August 1994 (45427/94).

A single storey toilet block extension to the club house was approved in October 1993 (43822/93).

A temporary portacabin to provide toilet facilities was approved in December 1991 (39964/91).

A temporary cabin alongside the existing club house was approved in June 1989 (33849/89).

A single storey extension at the front and rear of the club house was approved in March 1988 (30605/88).

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. **Construction Management Plan**

Prior to the commencement of development, including any ground works or vegetation clearance, a Construction Management Plan (CMP) shall be submitted to and approved in writing by the local planning authority. The CMP shall include the following details:

- a) Details of the precautions to guard against the deposit of mud and substances on the public highway, to include washing facilities by which vehicles will have their wheels, chassis and bodywork effectively cleaned and washed free of mud and similar substances prior to entering the highway;
- b) Noise emission suppression measures;
- c) Construction routes in and around the site;
- d) A Traffic Management Plan to help prevent potential vehicle conflict with other road users/pedestrians;
- e) Compound locations together with details of the storage facilities for any plant and materials including off-site consolidation if appropriate, the siting of any site huts and other temporary structures, including site hoardings and details of the proposed security arrangements for the site;
- f) Parking of vehicles associated with construction, deliveries, site personnel, operatives and visitors;
- g) Sheeting over of construction vehicles.

Development of each phase or plot shall be carried out in accordance with the approved CMP.

Reason

To ensure that adequate consideration is given to the need to minimise the impact on the road network and reduce pollution, in accordance with Policies P5 and CG4 of Bolton's Core Strategy.

Reason for Pre-Commencement Condition: The site is close to residential properties and therefore considered to be sensitive to potential disturbances during the construction process and these need to be kept to a minimum to minimise any impact on the sensitive neighbouring uses.

3. **Dust mitigation measures**

Before the commencement of development a dust assessment shall be submitted to and approved in writing by the Local Planning Authority. The requirements of the assessment shall be in line with IAMQ "Guidance on the assessment of dust from demolition and construction" 2014 (v1.1), Institute of Air Quality Management. The air quality assessment shall include an appraisal of remedial options and proposals for any mitigation, including details of how fugitive dust and noise emissions are to be mitigated against during the construction phase. The approved measures shall be implemented in full.

Reason

To safeguard the amenity of neighbouring residents against poor air quality and to comply with policy CG4 of Bolton's Core Strategy.

Reason for Pre-Commencement Condition: The site is close to residential properties and therefore considered to be sensitive to potential disturbances during the construction process and these need to be kept to a minimum to minimise any impact on the sensitive neighbouring uses.

4. **Repair of Links Road carriageway**

Prior to the commencement of development full details of the highway works at Links Road comprising the repair of the carriageway surfaces during the approved construction works and the repair/reinstatement of the carriageway surfaces following completion of the construction works shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the development being first brought into use and retained thereafter.

Reason

In the interests of highway safety and in order to comply with Bolton's Core Strategy policies S1, P5 and Supplementary Planning Document "Accessibility, Transport and Road Safety".

Reason for pre-commencement condition: The proposed repair works to Links Road need to be understood and agreed prior to heavy goods vehicles utilising the road.

5. **Soil testing methodology**

No soil or soil forming materials shall be brought to the site until a testing methodology including testing schedules, sampling frequencies, allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information has been submitted to and approved in writing by the Local Planning Authority. The approved testing methodology shall be implemented in full during the importation of soil or soil forming material.

Prior to the development being first brought into use or occupied a verification report including soil descriptions, laboratory certificates and photographs shall submitted to and approved in writing by the Local Planning Authority.

Reason

To ensure the site is safe for use and in order to comply with Core Strategy policy CG4.

Reason for pre-commencement condition: The type of material to be brought onto the site should be known prior to its importation.

6. **Tree protection fencing**

No development or stripping of soil shall be started until:

1. The trees within or overhanging the site which are to be retained have been surrounded by fences in the locations shown on approved drawing 6214.05; "Tree Protection Plan"; dated July 20 prior to such works commencing.
2. The approved fencing shall remain in the agreed location (in accordance with BS 5837:2012) until the development is completed or unless otherwise agreed in writing with the Local Planning Authority and there shall be no work, including the storage of materials, or placing of site cabins, within the fenced area(s).

Reason

To protect the health and appearance of the trees and in order to comply with Bolton's Core Strategy policies CG1 and CG3.

Reason for Pre-Commencement Condition: Tree protection measures must be implemented prior to the commencement of works to protect the health and appearance of the tree(s) during the construction phase.

7. **Arboricultural method statement**

Prior to the commencement of development of any works on site, the developer shall submit a method statement detailing how the following elements of the site will be constructed without causing harm or damage to the trees found on the site to the Local Planning Authority. The specified areas are:

Access for construction vehicles - specificaion for pruning of trees where required to accommodate access of vehicles and road plating where required within the root protection zones of retained trees.

No development or site clearance shall take place until the Local Planning Authority has agreed the measures in writing, and these measures shall then be implemented fully in accordance with the approved details.

Reason

To ensure the safe development of the site and favourable retention of trees and in order to comply

with Bolton's Core Strategy policies CG1 and CG3.

Reason for Pre-Commencement Condition: Tree protection measures must be implemented prior to the commencement of works to protect the health and appearance of the trees during the construction phase.

8. **Japanese knotweed construction method statement**

No development or movement of earth shall commence unless and until a Japanese knotweed construction method statement has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include how construction will be undertaken to avoid and manage soil handling during earth movement works, along with machinery biosecurity. The construction works shall be carried out fully in accordance with approved measures.

Reason

To ensure the safe development of the site and eradication of an invasive species and to comply with policy CG1 of Bolton's Core Strategy.

Reason for pre-commencement condition: The control of any Japanese knotweed on site must be understood prior to works commencing on site as it could affect how works are planned and carried out.

9. **Surface water drainage scheme**

Prior to the commencement of any groundworks, full details of the proposed surface water drainage works shall be submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out to investigate the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework, and the results of the assessment provided to the Local Planning Authority. Where a sustainable drainage system is to be provided, the submitted details shall:

- 1) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters.
- 2) Include a timetable for its implementation, and
- 3) Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime

The approved works shall be implemented in full prior to the occupation of the buildings hereby approved and those works as approved shall be retained thereafter.

Reason

To ensure the site provides satisfactory means of surface water drainage and to comply with policies CG1.5 and CG2.2 of Bolton's Core Strategy.

Reason for pre-commencement condition: The solution for surface water disposal must be understood prior to works commencing on site as it could affect how underground works are planned and carried out.

10. **Landscaping 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 scheme shall include marginal and emergent pond vegetation around the pond (a pond-side planting scheme) and *Ulex europeaus* (gorse) within the proposed wildflower areas. The approved scheme shall be implemented in full and carried out within 6 months of 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 to increase biodiversity, and in order to comply with Core Strategy policies CG1 and CG3.

11. **Protective fencing for the new tree planting**

The trees to be planted within the site, in accordance with the landscaping scheme to be approved by condition, shall be surrounded by protective fences of a types to be agreed in writing by the Local Planning Authority prior to the driving range being first brought into use. The approved fencing shall remain in the agreed location (in accordance with BS 5837:2012) until written confirmation has been received from the Local Planning Authority that the fences can be removed.

Reason

To protect the health and appearance of the trees until they have sufficiently matured and in order to comply with Bolton's Core Strategy policies CG1 and CG3.

12. **Alternative accommodation for bats and nesting birds**

Prior to the removal of any trees or vegetation details shall be submitted to and approved in writing by the Local Planning Authority for alternative on-site bat and nesting bird accommodation. The scheme shall also include temporary or permanent accommodation for bats and nesting birds during the construction period of the development hereby approved. The approved scheme shall be implemented in full and retained thereafter.

Reason

To safeguard bats and nesting birds, and to comply with policy CG1.1 of Bolton's Core Strategy.

13. **Time limit to import material onto the site**

The applicant shall give the Local Planning Authority seven days prior written notification of their intention to commence the importation of material (inert/waste material) on to the application site. The importation of material hereby permitted shall cease no later than 12 months after the intended commencement date, as stated within the written notification.

Reason

To ensure that the development is completed within a reasonable timeframe and to safeguard the living conditions of nearby residents particularly with regard to noise and/or disturbance, and to comply with Policy CG4 of Bolton's Core Strategy and Policy 9 of the Greater Manchester Joint Waste Development Plan.

14. **Hours of construction operations**

No operations in relation to the construction of the approved extension and alteration of the driving range (including the repair of plant machinery and the movement of such machinery) shall be carried out the following hours:-

09:00 to 17:00 Mondays – Fridays

No operations shall take place on Saturdays, Sundays or Bank Holidays.

Reason

To safeguard the living conditions of residents and the amenity and character of the area with regard to noise and/or disturbance and in order to comply with Bolton's Core Strategy policies CG3 and CG4.

15. **Reasonable Avoidance Measures (RAMs) for amphibians**

The following Reasonable Avoidance Measures (RAMs) are to be adopted during the construction phase of the proposed development:

- a. All site personnel must be made aware of this RAMs, and the RAMs should be made part of the site induction for all personnel involved in soil strip, ground clearance, or other relevant activities;
- b. Prior to any soil strip, vegetation will be strimmed to a height of no less than 0.15 metre and all arisings removed. The strimming of vegetation within the marsh and associated scrub at the southern end of the site shall be supervised by an Ecological Clerk of Works;

- c. During construction, any holes, trenches or other pits which amphibians (or other wildlife) could fall into will be covered overnight, or have sloped banks or ramps top allow escape;
- d. The use of chemicals (such as fertilisers and herbicides) harmful to amphibians should be avoided wherever possible;
- e. In the unlikely event of the discovery of a great crested newt whilst any site clearance or construction operations are in progress then all works in the area must cease and ERAP (Consultant Ecologists) Ltd. (01772 750502) must be contacted immediately for further assistance;
- f. No site contractors must handle a great crested newt; and
- g. If any other amphibian species (such as common toad, common frog, palmate newt or smooth newt) is detected, it must be carefully picked up, placed in a clean bucket and moved to an area of suitable habitat beyond the development area.

Reason

To ensure a satisfactory form of development and to afford appropriate protection of protected species and to comply with policy CG1 of Bolton's Core Strategy and the National Planning Policy Framework.

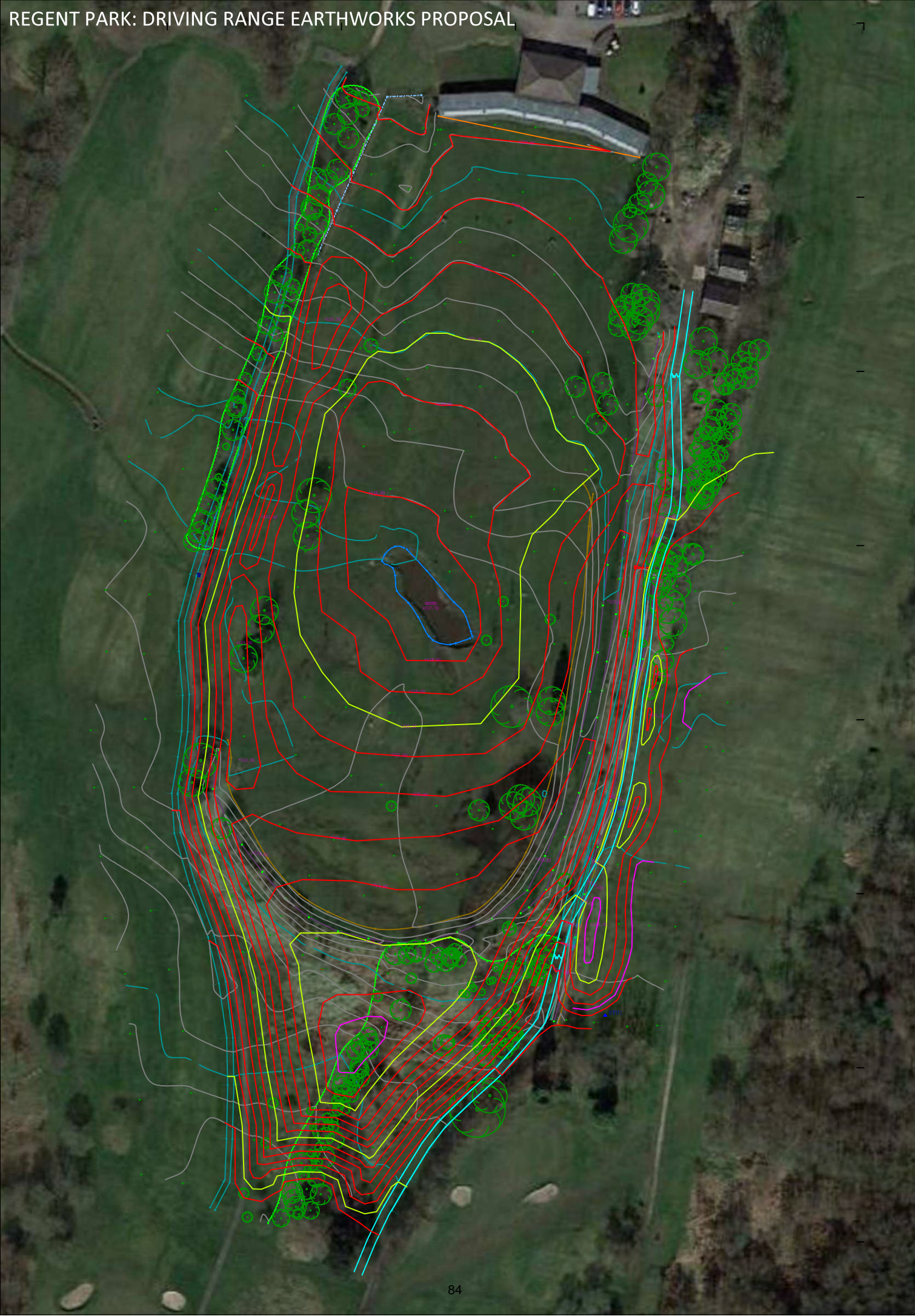
16. **Approved plans**

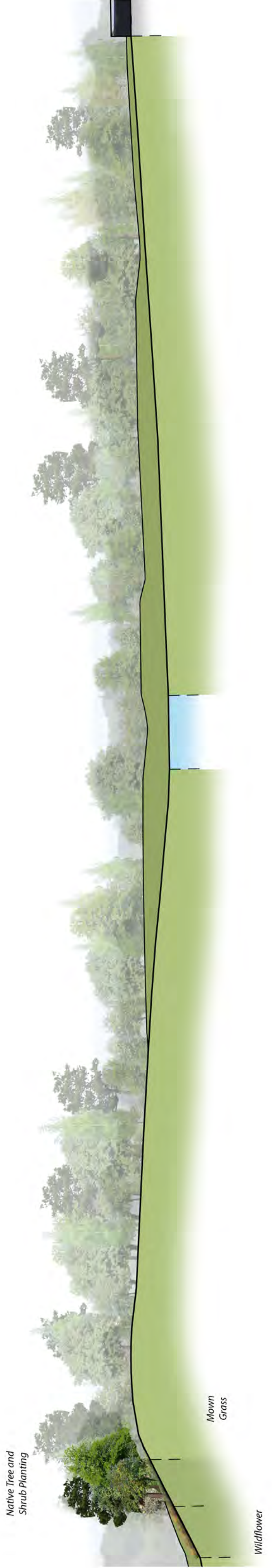
The development hereby permitted shall be carried out in complete accordance with the following approved plans:

240319/TOP; "Topographical Survey"; dated March 2019
"Driving Range Earthworks Proposal"; received 17 December 2020
6214.05; "Tree Protection Plan"; dated July 20

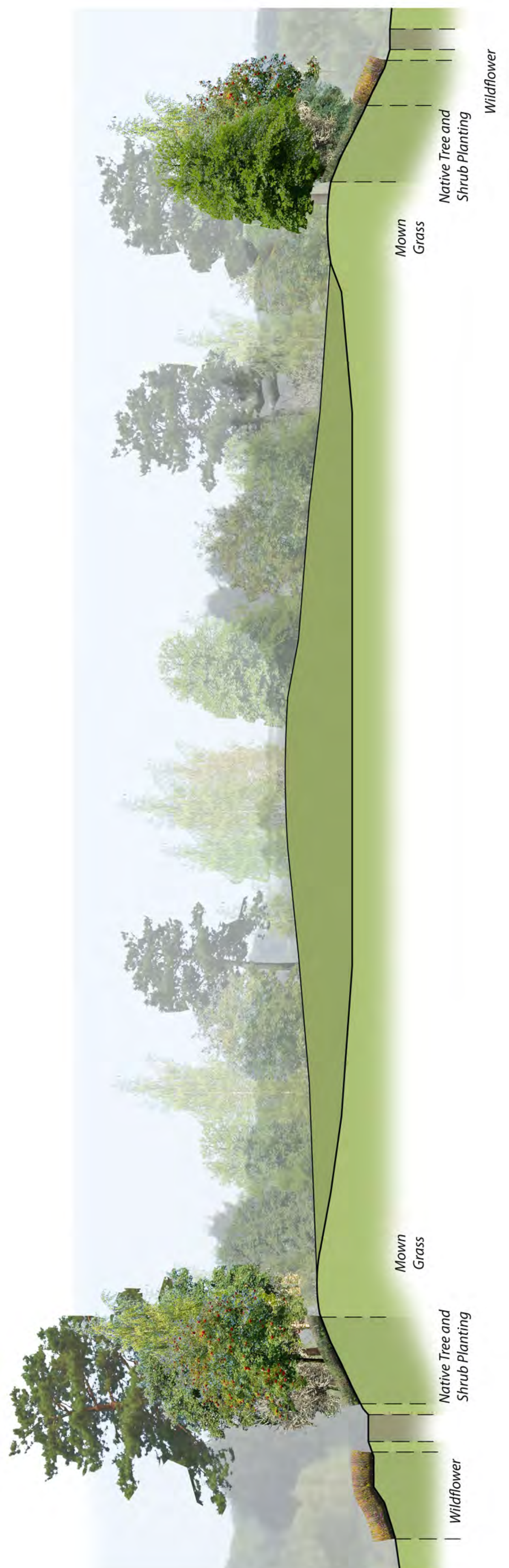
Reason

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





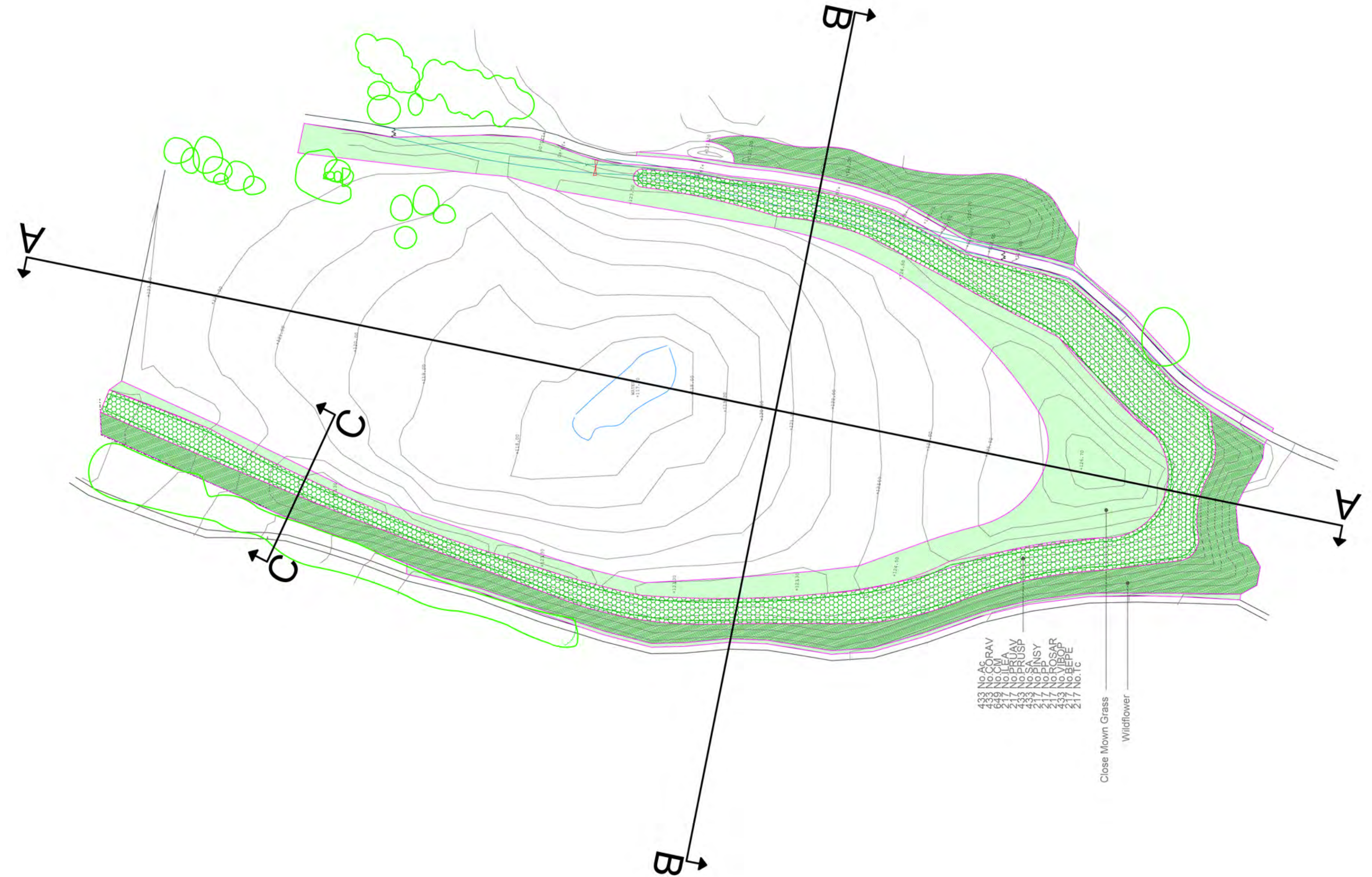
Scale: 1:200
A - A



Scale: 1:250
B - B



Scale: 1:200
C - C



Approved by Site Boundary

17.07.20

B

MD

Approved by Local Authority

14.07.20

A

MD

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tba

landscape architecture

Landscape Architecture
Trevor Briggs Associates Ltd
Barnwood House
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Email: info@trevorbriggs.co.uk

Project

REGENTS GOLF COURSE, BOLTON

Client

GROCO NEWCO 3 LTD

Title

LANDSCAPE SECTIONS

Date

Jun'20

Scale(s)

Drawn

MD

Check

JW

Drawn no


6214.02

Rev

B



Answers to latest quiz	14.02.20	A	MD
No submission to the course for this quiz			
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 Associates

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 Tel: 0181-494 2089
 Email info@treverbridge.co.uk

Project

RECENTS GOLF COURSE, BOLTON

GROCO NEWCO 3 LTD

Site
 Elevation Perspective

Total	Score(s)	Days no	Rev
Jun20		6214.03	A
Down	Chsd		
MD JW			