

Planning Applications Report

**Planning Committee
18th August 2022**

**Bolton
Council**

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

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: -

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| 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

Date of Meeting: 21 July 2022

Application Reference: 13209/22

Type Of Application
Registration Date
Decision Due Date
Responsible Officer
Authorising Officer

Full Planning Permission
27 January 2022
21 July 2022
Helen Williams

Location

LAND AT GRIZEDALE CLOSE BOLTON

Proposal

DEMOLITION OF BUNGALOWS AND ERECTION OF 43NO DWELLINGS COMPRISING FOUR STOREY BLOCK OF 35NO FLATS AND 8NO HOUSES TOGETHER WITH ASSOCIATED ACCESS, PARKING, LANDSCAPING AND RETAINING WALL TO SOUTH WEST BOUNDARY

Ward

Smithills

Applicant: Mr I Watson

Agent: Mr W Davidson

OFFICERS REPORT

Recommendation: Approve subject to conditions

Executive Summary

- * This application is a resubmission of application 10044/20, which was refused at Committee in November 2021 for four reasons.
- * Following the refusal of application 10044/20 and after taking Counsel advice, the Council has agreed not to defend reasons for refusal 3 (internal space standards for the proposed apartments) and 4 (substandard access and highway safety) at the upcoming appeal. In addition, the Council has also agreed that part of reason for refusal 2 (impact on biodiversity and Core Strategy Policy CG1.2) will not be defended.
- * The Council will continue to defend reason for refusal 1 (harm to the character and appearance of the area owing to the siting, height, scale and appearance of the four storey apartment building), and 2 (harm to the character and appearance of the area owing to the loss of trees and hedgerows).
- * The proposed minor amendments to the resubmitted development are described in the Proposal section of this report. All apartments now meet the nationally described space standards and the eight houses are now proposed to be market houses rather than affordable units.
- * In line with the advice previously given to Members, officers still consider that whilst the proposed four storey apartment building will be larger in height and scale than neighbouring residential properties, its presence would not be to the detriment of the character and appearance of the area, given neighbouring ground level differences, the building's proposed siting and orientation within the development, the distances away from neighbouring properties and tree screening/softening.
- * Whilst there will still be considerable trees loss, these will be mainly lost from the centre of the site, with all but three peripheral trees within the protected woodland being retained along with the majority of 'boundary' trees. The majority of trees within the site are to be retained and mitigation tree planting is proposed. Officers therefore still consider that there will not be an unacceptable loss of trees from the site.
- * The proposed development would achieve a biodiversity net gain.

- * The Council's Highways Engineers again raise no objection to the proposed development.
- * Officers consider that the proposed development fully complies with the Council's development plan policies and therefore Members are recommended to approve this application subject to the suggested conditions.

Background

1. This application was deferred at the last Committee meeting to allow for greater clarity to be given over the Council's approach to the forthcoming appeal against refusal 10044/20.
2. This application is a resubmission of planning application 10044/20, which was refused at Bolton's Planning Committee in November 2021, against Officer recommendation, for the following four reasons:
 - 1) *The proposed four storey apartment building, by reason of its siting, height, scale and appearance, would not be in keeping with the character and appearance of the area, and would appear incongruous from surrounding viewpoints and the public rights of way that adjoin the site, contrary to Policies CG3 and OA5 of Bolton's Core Strategy.*
 - 2) *The proposed development would result in the unacceptable loss of trees and hedgerows from the site and fails to sufficiently safeguard and enhance biodiversity, contrary to Policy CG1.2 of Bolton's Core Strategy.*
 - 3) *The proposed apartments would not provide adequate internal living space for future residents, with all the apartments failing to meet the minimum space standards set out within the DCLG Technical House Standards - Nationally Described Space Standards (March 2015), therefore unduly harming the amenity of future residents of the apartments, contrary to Policy CG4 of Bolton's Core Strategy.*
 - 4) *The proposed access into the development via residential streets of limited width is substandard and the limited on-site parking proposed within the development would lead to further on-street parking pressures on these streets, to the detriment of highway and pedestrian safety and contrary to Policies P5 and S1.2 of Bolton's Core Strategy.*
3. As well as submitting this new planning application, the applicant has also appealed against the refusal of application 10044/20. At the time of writing this report the Planning Inspectorate has accepted the appeal but has not formally started it (no "start date" has yet been received).
4. Following notification of the appeal, Council Officers sought advice from Counsel regarding the prospect of success in defending the four reasons for refusing application 10044/20, and whether the Council would be vulnerable to appeal costs. The advice received was that reasons for refusal 3 (internal space standards) and 4 (highways reasons) do not have a realistic prospect of being successfully defended at appeal and the Council would be vulnerable to costs should they seek to defend these reasons. For reason for refusal 3, Counsel advised that the space standards do not form part of local planning policy, the proposal would only be a minor deviation from the standards in any event, and the Council would not be able to produce evidence to substantiate the refusal. For reason for refusal 4, Counsel advised that there is no objective evidence to support the reason for refusal and this is highly unlikely to be forthcoming. Also, with regards to reason for refusal 2 (loss of trees and hedgerow), Counsel advised that it would be unlikely that evidence could be produced to substantiate that biodiversity would not be safeguarded or enhanced by the development and therefore this part of the reason for refusal had no realistic prospect of being successfully defended at appeal.
5. Following this Counsel advice, Officers have received authorisation from the Director of Place and the Borough Solicitor to not defend reasons for refusal 3 (internal space standards) and 4 (highways) at appeal and to not defend the biodiversity and Policy CG1.2 part of refusal 2 (loss of trees and hedgerow). The reasons the Council will be/are able to defend at appeal are therefore now as follows:

- 1) *The proposed four storey apartment building, by reason of its siting, height, scale and appearance, would not be in keeping with the character and appearance of the area, and would appear incongruous from surrounding viewpoints and the public rights of way that adjoin the site, contrary to Policies CG3 and OA5 of Bolton's Core Strategy.*
- 2) *The proposed development would result in the unacceptable loss of trees and hedgerows from the site to the detriment of the character and appearance of the area, contrary to Policies CG3 and OA5 of Bolton's Core Strategy.*

6. Planning Committee Members have been informed of this.

Proposal

7. Permission is again sought for the erection of a total of 43 dwellings (35 apartments within a four storey apartment block and eight houses comprising four semi-detached, three mews/terraces and one detached) following the demolition of Somerville Bungalow and the bungalow at 11 Grizedale Close.
8. The applicant has however made the following, main, amendments to the proposal following the refusal of application 10044/20:
 - * Three of the previously proposed 2 bed apartments are now proposed as 1 bed (flats 3, 12 and 21).
 - * The walk-on balconies for the apartments have been replaced with Juliet balconies, and the bi-folding doors to these are now replaced with a single opening door with adjacent window.
 - * The primary/main windows to flats 3, 12 and 21 (the south western corner of the apartment building) have been relocated from the southern elevation to the western elevation, to reduce any potential overlooking to Marld Crescent.
 - * The design of the central element of front elevation of the apartment building has been amended so that it slightly projects from the front elevation (rather than being slightly recessed) and the previously proposed cladding has been replaced with brick with stone cills and more simplified fenestration.
 - * The 35 apartments are still all proposed to be affordable (delivered by a Registered Provider/Housing Association), but the 8 houses will now be open market housing.

Site Characteristics

9. The application site measures 0.8 hectares and is unallocated within the Council's development plan. The site mainly comprises the residential, 1915 built, Somerville Bungalow and its extensive landscaped garden curtilage. The site also includes a triangular shaped parcel of land to the south (believed to have been bought by the owner of Somerville Bungalow) and the residential bungalow of 11 Grizedale Close and its curtilage.
10. The application site is roughly triangular in shape and constitutes a 'backland' site in that it is located behind and between existing development (dwellings) rather than being adjacent a road.
11. The western portion of the site (which will remain undeveloped) contains protected woodland, protected under Tree Preservation Order Bolton (New Church Road) 1994 (mainly sycamore, beech, horse chestnut, ash, Scot pine and poplar). The protected woodland also neighbours the application site to the north (within the curtilage of 13 Grizedale Close).
12. There are numerous other trees within the site (not afforded statutory protection), mainly along the eastern and northern boundaries of the site and along the southern boundary of Somerville Bungalow's curtilage. The trees that were formerly on the southern triangular portion of the site were felled a couple of years ago/prior to the submission of the application.
13. The application site contains public right of way BOL168, which runs along the eastern boundary of the site, and public right of way BOL165, which runs along the northern boundary, to the north of 11 Grizedale Close. BOL165 becomes BOL167 to the north of 13 Grizedale Close. A further

public footpath (BOL166) adjoins the application site to the north, which runs between 15 and 17 Grizedale Close.

14. Along the northern boundary of the application site (within the site) runs a brook. This is culverted under the public right of way BOL165/167.
15. Site levels generally rise in a north to south direction and the garden area to Somerville Bungalow is at a lower ground level than the house and its patio area. The application site is at a lower ground level than the neighbouring houses to the south and west.
16. To the north of the application site is 13 Grizedale Close, a two storey detached dwelling, which is accessed off Grizedale Close via public right of way BOL165/167. The property has a lengthy single storey rear/western element and a single storey garage to its east. Beyond this property is the rears of the two storey detached dwellings at 17 and 19 Grizedale Close (views from these properties to the application site are screened by planting along their rear boundaries).
17. To the east of the application site are the rears of the detached bungalows at 5 to 9 Grizedale Close, the side/rear of the detached bungalow at 3 Grizedale Close and the rears of the two storey detached dwellings at 7 and 9 Great Marld Close.
18. To the south of the application site are the rears of the two storey, red brick and render, terraced houses at 30 to 56 Marld Crescent. These dwellings are elevated from the application site.
19. To the west and north west of the application site are bungalows at 787 to 799b Moss Bank Way, which are sited on higher ground than the application site. Nos. 789 to 799 have lengthy rear gardens.

Policy

20. The Development Plan

Core Strategy Policies: H1.2 Health contributions; A1.4 Education contributions; P5 Accessibility and Transport; S1 Safe Bolton; CG1 Cleaner and Greener; CG2 Sustainable Design and Construction; CG3 The Built Environment; CG4 Compatible Uses; SC1 Housing; OA5 North Bolton; IPC1 Infrastructure and Planning Contributions.

Allocations Plan Policies: P8AP Public Rights of Way.

21. Other material considerations

National Planning Policy Framework (NPPF).

Supplementary Planning Documents (SPDs): General Design Principles; Accessibility, Transport and Road Safety; Affordable Housing; Infrastructure and Planning Contributions.

Bolton's Authority Monitoring Report (AMR) (February 2020)
Housing Delivery Test Action Plan (July 2021)
Housing Delivery Test: 2021 measurement

Draft Places for Everyone

DCLG Technical House Standards – Nationally Described Space Standard – March 2015

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:-

- * principle of residential development on the application site
- * impact on the character and appearance of the area
- * impact on trees and biodiversity
- * impact on the amenity of neighbouring and future residents
- * impact on the highway
- * impact on public rights of way
- * impact on drainage and flood risk
- * impact on local infrastructure

Principal of Residential Development on the Application Site

24. Policy OA5 of the Core Strategy specifically relates to developments in North Bolton, where the application site is located. Policy OA5.1 states that the Council will concentrate sites for new housing within the existing urban area. The application site is located within an urban area, and within an established residential area.
25. Core Strategy Policy SC1 concerns new housing development and seeks to direct at least 80% of housing development on previously developed land, however this policy has been deemed to be out-of-date by the Planning Inspectorate as it is inconsistent with the NPPF (the Council is unable to demonstrate a 5 year housing land supply).
26. Paragraph 60 of the National Planning Policy Framework (NPPF) states, to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
27. The majority of the application site is considered to be greenfield/not previously developed, being the large residential garden to Somerville Bungalow (including the woodland) and the triangular undeveloped portion of the site to the south. The areas where Somerville Bungalow (and its immediate curtilage) and 11 Grizedale Close are located are considered to be brownfield/previously developed.
28. The Council has not set out any policies to restrict the development of greenfield sites/residential gardens (para. 71 of the NPPF) and a presumption must be taken in favour of sustainable development (para. 11 of the NPPF).
29. It is considered that the proposed residential development of the application site, a site within the existing urban area surrounding by compatible neighbouring residential uses and in an accessible location close to local schools and amenities, would constitute sustainable development.
30. The application site comprises of private property, therefore there is no loss of public open/green space.
31. It is therefore considered that the principle of residential development on the application site would comply with Policy OA5.1 of the Core Strategy and the guidance contained within the NPPF.

Impact on the Character and Appearance of the Area

32. 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, and will require development to be compatible with the

surrounding area, in terms of scale, massing, grain, form, architecture, street enclosure, local materials and landscape treatment. Policy OA5 relates specifically to developments in North Bolton and states [amongst other things] that the Council will conserve and enhance the character of the existing physical environment and require special attention to be given to the massing and materials used in new development.

33. Section 12 of the NPPF seeks to achieve well-designed places. It states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps makes development acceptable to communities.
34. Paragraph 131 of the NPPF states that trees make an important contribution to the character and quality of urban environments. Planning decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible.
35. The proposed development would constitute 'backland' development in that the application site does not adjoin and is not visible from a road. The proposed development will instead be visible from the public rights of way that run through the site to the north and east and from the rear of neighbouring houses and their rear gardens.
36. The previous planning application for the development, ref. 10044/20, was refused for the following two reason:
 1. *The proposed four storey apartment building, by reason of its siting, height, scale and appearance, would not be in keeping with the character and appearance of the area, and would appear incongruous from surrounding viewpoints and the public rights of way that adjoin the site, contrary to Policies CG3 and OA5 of Bolton's Core Strategy.*
 2. *The proposed development would result in the unacceptable loss of trees and hedgerows from the site to the detriment of the character and appearance of the area, contrary to Policies CG3 and OA5 of Bolton's Core Strategy.*

Apartment building

37. The siting, height and scale of the proposed four storey apartment building has not been amended within this resubmitted application, apart from minor alterations to the footprint which has resulted to a reduction of 0.74 sq. metres.
38. Officers previously reported to Members that, whilst it is noted that there are no other examples of buildings constructed of more than two storeys within the neighbouring area, that in itself does not render the proposal unacceptable. Officers maintain this view.
39. With regards to the proposed apartment building's relationship with the bungalows to the east on Grizedale Close, the proposed building will be approximately 52 metres away from the rear of no.7, approximately 47 metres away from the rear of no. 5, and approximately 59.5 metres away from the side/rear of no. 3, with the line of proposed two storey houses in between the bungalows and the apartment building, meaning there would not be a harsh contrast between the differing heights of the buildings. With regards to the bungalows to the west along Moss Bank Way, these are sited at a higher ground level than the proposed apartment building (approximately 3.5 metres higher) and are between 47 and 71 metres away. The apartment building will also be partially screened from view by the retained woodland area (the apartment building would be viewed through the trunks of the trees).
40. The neighbouring two storey houses to the south on Marld Crescent are elevated above the finished floor level of the proposed apartment building by approximately 5 metres. Only the top part of the fourth storey of the apartment building would therefore exceed the eaves of these

neighbouring houses. This relationship and contrast in height and massing (with the building being sited side onto Marld Crescent) is therefore still considered by officers to be acceptable.

41. There will be a contrast in height between the apartment building and 13 Grizedale Close to the north, which is augmented by no. 13 being at a lower ground level than the proposed apartment building, however there will be a distance of 32.2 metres between the two buildings and the apartment building will only be sited side on to no. 13.
42. With regards to the appearance of the proposed apartment building, the applicant has made a number of design amendments, including replacing the previously proposed walk-on balconies with Juliet balconies and simplifying the design of the central element/entrance feature on the front elevation. Officers would continue to advise Members that, owing to the scale of the building, the apartment block would inevitably have a bulky appearance, but that the proposed central element, balconies and contrasting brickwork at third floor level would help to break up the overall massing of the building (albeit the proposed amendments are considered to make the building more simplistic in design than previously proposed).
43. In line with the previous advice given to Members within the Officer's Report for application 10044/20, officers do not consider that the siting, height, scale and appearance of the proposed apartment building would be detrimental to the character and appearance of the area.

Tree and hedgerow loss

44. The applicant's proposed amendments to the development (which are mainly to the apartment building) do not result in any reduction to the number of trees or length of hedgerow that would be lost as a result of the development. As reported to Members during the determination of application 10044/20, of the 57 trees and six groups of trees recorded on the application site, 20 trees, a group of 8 Leyland Cypress (hedgerow), and part of two groups of mixed trees are proposed to be felled to accommodate the proposed development. Three of the trees to be lost are within the protected woodland to the west of the site (on the periphery of this woodland). An additional three trees on site are proposed to be felled owing to their poor condition. The majority of the trees to be lost are within the centre of the application, where the apartment building, internal road and southern portion of houses are proposed.
45. The Council's Tree Officers have not raised an objection to the proposed development, but previously commented that they considered that the loss of the three category B Sycamore trees at the north of the site, to accommodate the access road and repair work to the culvert (brook), would be to the detriment of the amenity of the area. The applicant again seeks to mitigate for this loss by proposing the planting of three Silver Birch trees along the access road along with a line of native hedge planting and wildflower areas.
46. As previously reported to Members, officers do not consider that the proposed development would result in an unacceptable loss of trees from the site given that the majority of trees are to be retained, including the four trees that have been categorised as category A/B and the majority of trees along the northern and eastern boundaries (which would help screen/soften the development from neighbouring views). Furthermore, the applicant is proposing considerable new planting within the proposed development as mitigation for the loss. The submitted landscaping scheme has also been amended within this latest application to incorporate the further suggestions made by the Council's Landscape Officers. A Landscape Management Plan would also be secured via a condition, should the application be approved.
47. The Council's Tree Officers advised during the determination of application 10044/20 that the trees proposed to be retained within the development should be protected by virtue of a new Tree Preservation Order (TPO) if the development is approved. It is therefore again recommended that a new TPO be made should Members approve this resubmitted application.
48. For these reasons, it is not considered that the proposed development would unduly harm the character and appearance of the area, and therefore it is considered that the development

would be compliant with Policies CG3 and OA5 of Bolton's Core Strategy.

Impact on Trees and Biodiversity

49. Policy CG1.2 of the Core Strategy states that the Council will safeguard and enhance biodiversity in the borough by protecting sites of urban biodiversity including trees, woodland and hedgerows from adverse development, and improving the quality and interconnectivity of wildlife corridors and habitats.
50. Paragraph 174d) of the NPPF states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

Trees

51. As reported above, there is a requirement still for considerable tree felling within the site to accommodate the proposed development, however the majority of the trees on the site will be retained, including all but three of the trees already protected by the woodland TPO, and the four unprotected trees on site that have been categorised within the submitted Arboricultural Report as category A/B trees (the four best quality trees).
52. During the determination of application 10044/20 the applicant confirmed that Group G1 (the group of trees along the eastern boundary, behind 5 to 9 Grizedale Close, and which the Tree Officers consider provides an important screen to those neighbours) would only be cut back, with shrubs removed, and the eight Cypress trees along the boundary will be retained. The Tree Officer considered this to be acceptable.
53. The car parking area to the north of the proposed apartment building is proposed to be constructed using a geosystem, where the bays and access are within the root protection areas of the neighbouring trees that are to be retained to the north. During the determination of the previous application, the Tree Officers considered that this would be acceptable within the car park area, however they advised that the main road and pavement would still have some impact on the root protection zones of two of the trees (T14 and T15). The proposed geosystem construction for the car park, along with the proposed geosystem for one of the parking spaces to plot 1 (adjacent T9) would be secured via a condition should the development be approved.
54. A Woodland Management Plan has again been submitted with this latest application. This plan relates to the protected (TPO) woodland within the western section of the application site and sets out the management requirements for this area, as well as outlining future management steps required. The woodland management will, along with the other open space within the development, be funded and managed via a management company. Planting aftercare and site management are to be undertaken by this company for a period of at least 10 years. This management of the protected woodland is to be secured via a condition.
55. Conditions are also again suggested to ensure that the development is constructed in accordance with the measures detailed within the Arboricultural Report and that protective fencing (in the approved locations) is erected prior to commencement of any development.
56. As reported above, the Council's Tree Officers have previously advised, should the application be approved, that the trees to be retained within the development are protected by virtue of a new Tree Preservation Order (TPO).

Bats

57. The same surveys as those accompanying planning application 10044/20 have been submitted for this application. These found two bat roosts to be present on the site, which were classified as being day roosts of a common species. Greater Manchester Ecology Unit (GMEU) commented that the proposed indicative mitigation provided for the loss of these roosts (four bat boxes) would be acceptable. A condition ensuring the provision of the bat boxes is therefore again suggested.

58. GMEU had also advised that the demolition of the buildings would require a license from Natural England (pursuant to Regulation 55 of the Conservation of Habitats and Species Regulations 2018), which would need to be an informative note on any planning consent. They also recommended a planning condition for a lighting design strategy for biodiversity (to not affect any new roost sites or the foraging and commuting habitat of the bats).

Water vole

59. During the determination of application 10044/20 the applicant's ecology consultant confirmed that the application site is not suited to the requirements and preference of water vole, with the brook within the application site being fast-flowing and the site being highly isolated from any suitable water vole habitat.

Protection of biodiversity during the construction phase

60. The submitted ecology report again suggests a number of measures to protect biodiversity on the application site during the construction period, such as avoidance of the bird breeding season for tree felling and protection measures for hedgehogs. GMEU previously recommended that these measures are secured through the use of a construction environmental management plan for biodiversity (CEMP) condition should the development be approved.

Invasive species

61. A number of invasive species (Montbrecia, Rhododendron, Japanese Rose, Wall Cotoneaster, Variegated Yellow Archangel and Three-cornered Leek) have been found on the site, therefore a pre-commencement condition for their removal is suggested should the application be approved.

Biodiversity net gain

62. Both local and national planning policy concerning biodiversity requires there to be enhancement and net gains for biodiversity. The Environment Act and Places for Everyone will eventually require (some time in 2023) a minimum biodiversity net gain of 10% for proposed development, but until that time there is no set percentage requirement, only a requirement for enhancement.
63. The applicant's submitted biodiversity metric indicates that there will be a net gain of 10.82% in habitat units, a net gain of 38.68% of hedgerow units and no change in river habitat units.
64. The original planning application for this development (10044/20) was refused by Committee Members on biodiversity grounds, with reason for refusal 2 referring to the development failing to "conserve and enhance biodiversity", contrary to Core Strategy Policy CG1.2. Counsel opinion received following that decision however advised that Policy CG1.2 does not require any set percentage gain but only that there be an enhancement (or, in other words, some element of net gain). This has been demonstrated by the applicant by the submission of the biodiversity metric. Counsel did not think it would be possible to produce evidence to substantiate that the proposed development fails to safeguard and enhance biodiversity. The Council will therefore not be defending the part of reason for refusal 2 of application 10044/20 that makes reference to biodiversity and Core Strategy Policy CG1.2.
65. Lancashire Woodland Trust acknowledge that there is net gain in habitat units, but object to the proposal as a net loss in hedgerow units was shown in the original submitted biodiversity metric. A revised metric has however been submitted by the applicant, following the applicant's proposal to increase new hedgerow planting, which now shows that there would be a 38.68% increase in hedgerow units.
66. As the biodiversity net gain for habitat units within the development is reliant on the enhancement measures proposed within the woodland, it is recommended by officers that the woodland management plan is secured by a planning condition, and that monitoring reports, to prove that the woodland is being managed in accordance with the approved plan, are required on an annual basis.

67. For the reasons discussed above, it is considered, subject to the suggested conditions, that the proposed development would safeguard and enhance biodiversity, and there will be a biodiversity net gain, compliant with Policy CG1.2 of Bolton's Core Strategy.

Impact on the Amenity of Neighbouring and Future Residents

68. Policy CG4 of the Core Strategy states that the Council will ensure that new development is compatible with surrounding land uses and occupiers, protecting amenity, privacy, safety and security, and does not generate unacceptable nuisance, odours, fumes, noise or light pollution. SPD General Design Principles sets out the Council's recommended interface distances between dwellings. This states that the recommended interface distance between single or two storey dwellings is 21 metres (where elevations contain main room windows) and 3 metres should be added for each additional floor or equivalent level difference. Where a single or two storey dwelling with an elevation containing a main room window faces a two storey blank elevation (no main windows) the recommended interface distance is 13.5 metres, and again 3 metres should be added for each additional floor or equivalent level difference.

Neighbouring residents

69. Bungalows on Grizedale Close neighbour the application site to the east. The side of the two storey dwelling proposed at plot 1 would be 16.7 metres away from the rear of 7 Grizedale Close. The two houses are on a similar ground level (as shown in proposed site section E-E) and therefore this interface distance comfortably exceeds the recommended interface distance contained within the SPD. 5 Grizedale Close would not directly overlook the rear elevation of the dwelling at plot 3 and would be approximately 19.5 metres away (rear elevation to rear elevation). This exceeds the recommended interface distance in the SPD of 17 metres, where there is an oblique view. The rear of 3 Grizedale Close would be 26.3 metres away from the rear of the dwellings proposed at plots 3 to 7, which far exceeds the recommended interface distance within the SPD.
70. As reported previously, the proposed apartment building will be approximately 52 metres away from the rear of 7 Grizedale Close, approximately 47 metres away from the rear of no. 5, and approximately 59.5 metres away from the side/rear of no. 3.
71. The two storey dwelling at 9 Great Marld Close, also to the east, would be approximately 20 metres away from the proposed dwelling at plot 8, and at an oblique angle. This distance therefore exceeds the recommended 17 metres within the SPD.
72. The neighbouring two storey houses to the south on Marld Crescent are elevated above the FFL of the proposed apartment building by approximately 5 metres. Only the top part of the fourth storey of the apartment building would therefore exceed the eaves of these neighbouring houses. The nearest houses to the southern side of the apartment building are 36 (22.4 metres away) and 38 Marld Crescent (22.9 metres away). Owing to the substantial difference in ground levels (the FFL for the apartment building being almost two storeys lower) there is only about half a storey in difference in overall 'height' between the apartment building and the houses on Marld Crescent. The proposed interface distances are therefore considered to be acceptable, especially as there will be no living room windows facing Marld Crescent. In addition, no balconies are proposed on the southern elevation of the apartment building.
73. The bungalows to the west of the application on Moss Bank Way are sited at a higher ground level than the proposed apartment building (approximately 3.5 metres higher) and are between 47 and 71 metres away. The apartment building would also be partially screened from view by the retained woodland area (the apartment building would be viewed through the trunks of the trees). These interface distances far exceed what is expected by the General Design SPD.
74. There would be a distance of 32.2 metres between the northern side of the apartment building and 13 Grizedale Close. No main room windows or balconies are proposed on the side elevation of the apartment building and therefore there would be no undue overlooking. The distance also

exceeds the 26 metre recommended interface distance (17 plus 6 metres for two additional storeys and an additional 3 metres for the level difference).

75. By the nature of the proposal, there will inevitably be some disturbance to neighbouring residents during the construction period. The Council's Pollution Control Officers are therefore recommending that the applicant submits a construction management plan, detailing how construction disturbance is to be kept at a minimum, for the LPA's approval prior to commencement of development.
76. For these reasons, it is not considered that the proposed development would unduly harm the living conditions and privacy of neighbouring residents, compliant with Policy CG4 of the Core Strategy.

Future residents

77. Planning application 10044/20 was partly refused by Members (reason for refusal 3) as the apartments proposed failed to meet the minimum spaces standards set out within the DCLG Technical House Standards – Nationally Described Space Standards (March 2015). The proposed 1 bed apartments measured 45 sq. metres (a 5 sq. metre shortfall) and the proposed 2 bed apartments measured 57.5 sq. metres (a 3.5 sq. metre shortfall). Officers advised Members during the assessment of application 10044/20 that, whilst the nationally described standards are a material planning consideration, only some planning weight can be afforded to these as they do not form part of the Council's development plan policies.
78. As reported above, the Council will not be defending reason for refusal 3 at the forthcoming planning appeal, following Counsel advice.
79. The applicant has amended the layout of the proposed apartment building so that three of the previously proposed 2 bed apartments are now proposed as 1 bed. The proposed amendments to the internal layout have increased the size of eight of the 1 bedroom apartments, but these still fall slightly below the national standards. The apartments would nevertheless have a sizeable communal, lawned amenity area.
80. The sizes of the two storey houses (2 bed 73 sq. metres and 3 bed 85 sq. metres) continue to exceed the nationally described space standards. Each house would also have its own rear garden.
81. Notwithstanding this slight shortfall in internal space standards for the proposed apartment, as reported above the space standards do not form part of local planning policy and therefore only limited planning weight can be afforded to this.
82. The Council's Pollution Control Officers have recommended sound insulation and noise reduction measures for the apartments, but this is considered to be a Building Regulations matter rather than Planning.
83. For the reasons discussed above, it is not considered that the proposed development would unduly harm the amenity of either neighbouring or future residents, compliant with Policy CG4 of Bolton's Core Strategy.

Impact on the Highway

84. Policy P5 of the Core Strategy states that the Council will ensure that developments take into account [amongst other things] accessibility by different types of transport, servicing arrangements and parking, in accordance with the parking standards sets out in appendix 3 of the Core Strategy. Policy S1.2 states that the Council will promote road safety in the design of new development.
85. Paragraph 111 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

86. The existing bungalow at 11 Grizedale Close is proposed to be demolished as part of the development, to accommodate the proposed vehicular access into the residential development. The proposed access would continue to provide an access to the neighbouring 13 Grizedale Close. To access the development, vehicles would need to travel via New Church Road, then Bleasdale Road, then Grizedale Close.
87. Planning application 10044/20 was partly refused (reason for refusal 4) as Members considered that the proposed access into the development via residential streets of limited width would be substandard and the limited on-site parking proposed within the development would lead to further on-street parking pressures on these streets, to the detriment of highway and pedestrian safety. This reason for refusal will however not be defended at appeal (as reported in the Background section to this report) following Counsel advice.
88. The applicant has submitted the same Transport Statement as was previously submitted and reviewed by the Council's Highways Engineers for application 10044/20. Highways Engineers have not altered their consultation comments from those given for application 10044/20.
89. The Council's Highways Engineers state that, although the development site would be served from existing residential roads, based on the submitted transport information, the level of traffic impact on those roads should be accommodated with little additional detriment to road safety or the operational capacity of the surrounding highway network. The Engineers therefore conclude that the residual traffic impact associated with the proposed development could not be considered "severe", as is the test of paragraph 111 of the NPPF.
90. Engineers advise that the proposed access would be compliant with the Council's adoptable standards and that the visibility requirements are in line with national guidance and sufficient to support the level of development proposed. It has also been confirmed that the internal road layout appears to be to adoptable standards.
91. Engineers comment that it appears that the proposed access would have minimal impact on the adjacent property's (9 Grizedale Close's) driveway.
92. Car parking for 35 vehicles (one space per unit) is proposed for the apartments. Two in-curtilage parking spaces are proposed for the 6 three-bedroom houses and one in-curtilage space is proposed for the 2 two-bedroom houses. These meet the maximum parking standards set out in Appendix 3 of the Core Strategy (the standards are maximum not minimum standards). Engineers have recognised that the development site is in an accessible location and have raised no objection to the level of parking proposed. Engineers recommend that the applicant fund the promotion of a traffic regulation order for the promotion of additional waiting restrictions at the access junctions from Grizedale Close and around the turning provision in the site: this is suggested by condition.
93. Highways Engineers comment that the conditioning of a Construction Management Plan (as discussed previously within this report) would help to manage construction traffic, as this would include a traffic management plan.
94. It is therefore considered, subject to the conditions recommended by the Council's Highways Engineers, that the proposed development would not jeopardise highway safety or have a harmful impact on the capacity of the local highway network, compliant with Policies P5 and S1.2 of Bolton's Core Strategy.

Impact on Public Rights of Way

95. Policy P8AP of the Allocations Plan states that the Council will permit development proposals affecting public rights of way provided that the integrity of the right of way is retained.
96. The application site contains public right of way BOL168, which runs along the eastern boundary of the site, and public right of way BOL165, which runs along the northern boundary, to the north

of 11 Grizedale Close. BOL165 becomes BOL167 to the north of 13 Grizedale Close. A further public footpath (BOL166) adjoins the application site to the north, which runs between 15 and 17 Grizedale Close.

97. A bollard is proposed where BOL168 meets to the proposed access road, to prevent vehicular access. Tactile paving will be fitted at the northern entrance of the footpath, but the remaining of the path will be untouched. The Council's Public Rights of Way Officer has raised no objection to the proposed development but asks whether the applicant would reconsider resurfacing the grass strip that runs down the centre of the footpath should permission be granted.
98. The route of BOL165, along the northern boundary of the development, is retained.
99. It is therefore considered that the proposed development, as amended, retains the integrity of the public rights of way through the application site, compliant with Policy P8AP of the Allocations Plan.

Impact on Drainage and Flood Risk

100. 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, concentration new development in areas of lowest flood risk. Policy CG2.2 states that the Council will ensure that all proposals for 5 or more residential units demonstrate the sustainable management of surface water run-off from developments. On brownfield sites the rate of run-off should be 50% less than conditions before the development. On greenfield sites the rate of run-off should be no worse than the original conditions before development.
101. The application site is located within Flood Zone 1. Flood Zone 1 is an area of low risk flooding, with a risk of flooding lower than a 1 in 1000 year event.
102. A Flood Risk Assessment and a proposed drainage strategy has again been submitted with the application. The applicant is still proposing that the main drainage, which will comprise a pipe down the internal road connecting to an existing pipe to the north, will be adopted by United Utilities. United Utilities raise no objection to the proposal. A private cellular storage tank within the car park to the north of the apartment building would contain any flooding event.
103. The Council's Drainage Officers continue to raise no objection to the proposed surface water drainage scheme but, as previously recommended, a standard surface water drainage condition would need to be imposed on any approval, to allow for further details to be submitted and agreed, as well as the proposed management and maintenance plan for the proposed private cellular storage tank.
104. It is therefore considered, subject to the suggested condition, that the proposed development would comply with Policies CG1.5 and CG2.2 of the Core Strategy.

Impact on Local Infrastructure

105. Policy IPC1 of the Core Strategy states that the Council will seek to ensure that developers make reasonable provision or contribution towards the cost of appropriate physical, social and green infrastructure required by the proposed development and/or to mitigate the impact of that development. In doing so, the Council will ensure that a scheme is made acceptable in planning terms and achieves the objectives of sustainable development. In determining planning applications the Council will apply a threshold of 15 dwellings in assessing whether planning contributions will be required from proposed housing developments.
106. The applicant had proposed within application 10044/20 that all the dwellings within the development would be affordable and delivered through a Registered Social Landlord (RSL). The plans have now been amended so that whilst the 35 apartments would still all be affordable units, the eight dwellings would be market houses. As fewer than fifteen market houses are proposed, the applicant would still not be required contribute to any other infrastructure

obligations.

107. As with the development proposed within application 10044/20, officers suggest that a condition be attached to ensure that a scheme for the provision of affordable housing is approved prior to any commencement of development.

Other Matters

Land contamination

108. The submitted Preliminary Risk Assessment, Geo-Environmental Investigation, Risk Assessment and Remediation Strategy have been approved by the Council's Pollution Control Officers.

Coal mining legacy

109. A coal mining report was submitted with the application. The Coal Authority have raised no objection to the proposal but recommend the imposition of a standards intrusive site survey condition, which would need to be discharged prior to commencement of development.

Sustainability

110. A sustainability statement has been submitted with the application. It is stated that the development will be built to at least the minimum Part L Building Regulations 2014, which will be equivalent to Level 4 of the Code for Sustainable Homes. It is anticipated that over 10% of materials used will be recycled and the development will have an air source heat pump cylinder and mechanical ventilation with heat recovery (MVHR) provided to each apartment.
111. A condition requiring details of electronic vehicle charging points within the development is suggested.

Tilted balance

112. 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

113. For the reasons discussed above, it is still considered by officers that the proposed development of this unallocated site within an urban area of the borough would not be detrimental to the character and appearance of the area, would safeguard and enhance the biodiversity of the site, would not unduly harm the amenity of neighbouring and future residents, and would not jeopardise highway safety or harm the capacity of the local highway network. It is therefore considered that the proposed development is compliant with the Council's development plan policies and that there are no other material considerations that would indicate the application should be refused.
114. Members are therefore recommended to approve this application, subject to the suggested conditions.

Representation and Consultation Annex

Representations

Letters:- 94 letters of objection have been received, which raise the following concerns:

- * There is very little change between this application and refused application 10044/20. This is basically the same application again;
- * The previous reasons for refusal have not been addressed;
- * The apartment building is still 4 storeys and too large/tall;
- * The development is out of character with the area. Effect on the character and appearance of the area;
- * The proposed apartment building is incompatible with the neighbouring bungalows;
- * The apartment building will look completely out of place. It will be overbearing; It will be an eyesore;
- * The proposed density of the development is unsuitable;
- * Neighbouring houses and gardens will be overlooked. Loss of trees from the site will further reduce privacy;
- * Loss of privacy to neighbouring residents, especially from the proposed apartment building;
- * Loss of trees and the impact of this on the amenity of the area;
- * The landowner has already felled a number of trees before submitting the planning application (*Officer comment: This is noted. The trees were not protected*);
- * Impact on/loss of wildlife and habitats;
- * Loss of green space. The site is a valued space;
- * Increase in traffic on Bleasdale Road and Grizedale Close;
- * Substandard access. The surrounding roads and junctions are not wide enough to take additional traffic, emergency vehicles and refuse vehicles;
- * Highway and pedestrian safety concern from the increase in traffic and parked cars;
- * Insufficient parking proposed on-site, which will lead to an increase in on-street parking on the surrounding roads;
- * Increase in damage to local roads. Local roads are already damaged/pot-holed (*Officer comment: The roads leading to the application site are adopted and therefore the responsibility of the Local Highway Authority*);
- * Concern the access track onto Moss Bank Way will be used. Public right of way Bol167 leading to Bol165 will become a rat run;
- * The apartments are still too small;
- * Disruption and potential damage during the construction phase;
- * Noise and disturbance from the proposed residential development (*Officer comment: the use of the site for residential purposes is considered to be compatible with the surrounding residential uses*);
- * Increase in noise from additional traffic. The surrounding roads are currently quiet;
- * Concerns about flooding of neighbouring properties;
- * The site could be better used/used by the community (*Officer comment: The Council cannot consider alternative uses for the site, only the application/s submitted to them*);
- * There is no need to demolish two existing bungalows (*Officer comment: The proposed development would result in the net gain of 41 dwellings*);
- * Monetary gain for the landowner. Concern that the Council sold some of the site to the landowner for a small amount of money (*Officer comment: This is not a material planning consideration*);
- * There are other sites in the borough more suitable for this development (*Officer comment: Each application must be considered on its own merits, therefore the suitability of this application site has to be considered on its own merits*);
- * The application implies the development is Johnson Fold, this is incorrect;
- * The 1 bedroom flats could be used by refugees, area safety will be effected. Concerns about potential future residents (*Officer comment: This is only a perceived harm and therefore this concern can only be given limited planning weight in the determination of this application*);

- * Increase in crime (*Officer comment: Greater Manchester Police have raised no objection to the proposal*);
- * The Council are aware from local residents do not support the proposal.

2 letters of support have been received (as well as 4 further anonymous letters of support), which raise the following:

- * The development would contribute towards the Government's aim to build over 300,000 homes annually;
- * Will help meet the housing need for those who cannot afford to own or rent their own home/There is a need for more affordable houses in the area;
- * There is a housing shortage and an increasing number of young people have to live with their parents;
- * The application site only currently accommodates one house but it is large enough to accommodate many more;
- * The development is in keeping with the area/will improve the environment of the surrounding area.

Petition:- An online petition objecting to the proposals and containing 954 signatures has been submitted.

Chris Green MP:- has written in objection to the proposal for the following reasons:

- * The apartment building will create a loss of privacy to neighbouring residents;
- * Loss of local green space;
- * Felling of trees;
- * Increase in traffic on Grizedale Close;
- * The site has not be allocated for development in the proposed Places for Everyone development plan.

It is considered that concerns raised, without a specific officer comment in response, have been addressed within the analysis of this report.

Consultations

Advice was sought from the following consultees: Highways Engineers, Drainage Officers, Public Rights of Way Officer, Pollution Control Officers, Tree Officers, Landscape Officers, Greenspace Officers, Housing Strategy Officers, Asset Management and Pupil Place and Planning Officers, Planning Strategy Officers, Greater Manchester Ecology Unit, Lancashire Wildlife Trust, Bolton Ramblers, Peak and Northern Footpaths Society, Open Spaces Society, Greater Manchester Police, Primary Care NHS Bolton, Coal Authority, United Utilities.

Planning History

10044/20 – Demolition of bungalows and erection of 43no. dwellings comprising four storey block of 35no. flats and 8no. houses together with associated access, parking, landscaping and retaining wall along south western boundary – refused at Planning Committee in November 2021 for the following four reasons:

1. *The proposed four storey apartment building, by reason of its siting, height, scale and appearance, would not be in keeping with the character and appearance of the area, and would appear incongruous from surrounding viewpoints and the public rights of way that adjoin the site, contrary to Policies CG3 and OA5 of Bolton's Core Strategy.*
2. *The proposed development would result in the unacceptable loss of trees and hedgerows from the site and fails to sufficiently safeguard and enhance biodiversity, contrary to Policy CG1.2 of Bolton's Core Strategy.*

3. *The proposed apartments would not provide adequate internal living space for future residents, with all the apartments failing to meet the minimum space standards set out within the DCLG Technical House Standards - Nationally Described Space Standards (March 2015), therefore unduly harming the amenity of future residents of the apartments, contrary to Policy CG4 of Bolton's Core Strategy.*
4. *The proposed access into the development via residential streets of limited width is substandard and the limited on-site parking proposed within the development would lead to further on-street parking pressures on these streets, to the detriment of highway and pedestrian safety and contrary to Policies P5 and S1.2 of Bolton's Core Strategy.*

As reported within the Background section to this Officer's Report, following authorisation from the Director of Place and the Borough Solicitor reasons for refusal 3 and 4 have been withdrawn and the wording to reason for refusal 2 has been amended. The amended reasons for refusing application 10044/20 are therefore as follows:

1. *The proposed four storey apartment building, by reason of its siting, height, scale and appearance, would not be in keeping with the character and appearance of the area, and would appear incongruous from surrounding viewpoints and the public rights of way that adjoin the site, contrary to Policies CG3 and OA5 of Bolton's Core Strategy.*
2. *The proposed development would result in the unacceptable loss of trees and hedgerows from the site to the detriment of the character and appearance of the area, contrary to Policies CG3 and OA5 of Bolton's Core Strategy.*

The applicant has appealed the Council's refusal of application 10044/20. At the time of writing this Officer's Report the appeal had not been formally started by the Planning Inspectorate.

11 Grizedale Close – 14426/80 – Erection of a 7ft 6 high boundary fence at rear – approved June 1980.

Recommendation: Approve subject to conditions

Recommended Conditions and/or Reasons

Subject to the following conditions, which have been imposed for the reasons stated:-

1 Commencement

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 Provision of affordable housing

No development shall commence unless and until a scheme for the provision of the affordable housing within the development shall be submitted to and approved in writing by the Local Planning Authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- i. the number, type, and tenure of the affordable housing to be provided which shall consist of

- not less than 25 units;
- ii. the arrangements for the management of the affordable housing by an affordable housing provider;
- iii. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- iv. the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

This condition shall not be binding upon a mortgagee, chargee or any receiver (including an administrative receiver) appointed by such mortgagee or chargee or any other person appointed under any security documentation to enable such mortgagee or chargee to realise its security or any administrator (however appointed) including a housing administrator (each a Receiver) of the whole or any part of the affordable housing or any persons or bodies deriving title through such mortgagee or chargee or Receiver. This condition shall cease to apply (and shall be of no further effect) to any dwelling in respect of which the full equity has been acquired by the individual owner/purchaser and/or their mortgagee OR any dwelling in respect of which a statutory or voluntary right to buy or acquire has been exercised.

Reason

For the avoidance of doubt as to what is approved and in accordance with Policies IPC1 and SC1.3 of Bolton's Core Strategy.

Reason for Pre-Commencement Condition: It needs to be confirmed prior to commencement that the development will be delivered as a 100% affordable housing scheme, as it is currently not subject to any planning obligations on the understanding that it will be delivered by affordable housing provider.

3 **Surface water drainage**

No development (excluding any demolition or site clearance) shall commence unless and until full details of the proposed surface water drainage works have been 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.

4 Intrusive site investigations (coal mining legacy)

No development (excluding any demolition or site clearance) shall commence unless and until:

- a) a scheme of intrusive site investigations has been carried out on site to establish the risks posed to the development by past coal mining activity, and;
- b) any remedial works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

Prior to first occupation of the development a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason

To ensure the safety and stability of the development, and to comply with Policy CG4.3 of Bolton's Core Strategy.

Reason for pre-commencement condition: Adequate information pertaining to ground conditions and coal mining legacy is required prior to the commencement of any development to enable appropriate remedial and mitigatory measures to be identified and carried out before any building works commence on site.

5 Construction management plan

Prior to the commencement of development, including demolition, 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) Hours of construction and deliveries;
- b) 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;
- c) Dust suppression measures;
- d) Noise emission suppression measures;
- e) Construction routes in and around the site;
- f) 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;
- g) Parking of vehicles associated with construction, deliveries, site personnel, operatives and visitors;
- h) Sheetting 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.

6 Tree protection fencing

No demolition, development or stripping of soil shall be started until:

1. The trees and shrubs within or overhanging the site which are to be retained and/or are subject of a Tree Preservation Order (TPO) have been surrounded by fences of a type and in the locations shown on approved plan MY788/GCB/03 Rev G; "Tree Protection Plan"; dated July 2021 (within the approved Arboricultural Report) 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.

7 CEMP: Biodiversity

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

- a) Risk assessment of potentially damaging construction activities.
- b) Identification of "biodiversity protection zones".
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

Development of each phase or plot shall be carried out in accordance with the approved CEMP: biodiversity

Reason

To ensure that biodiversity is safeguarded during the construction phase and to comply with policy CG1.2 of Bolton's Core Strategy.

Reason for Pre-Commencement Condition: The site contains biodiversity interest and therefore considered to be sensitive to potential disturbances during the construction process.

8 Invasive species

Development shall not commence until a scheme for the eradication of the invasive species on the application site (Montbrecia, Rhododendron, Japanese Rose, Wall Cotoneaster, Variegated Yellow Archangel and Three-cornered Leek) has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for implementation. 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. The scheme shall be carried out as approved and retained thereafter.

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

9 External materials

Notwithstanding any description of materials in the application no above ground construction works shall take place until samples or full details of materials to be used externally on the buildings 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 Doors and Windows

Prior to any doors or windows being installed, a detailed specification for all doors and windows shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the development is first occupied and retained thereafter.

Reason

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

11 Roads and footways

No dwelling shall be occupied until the access roads, footways and footpaths leading thereto have been constructed and completed in accordance with drawing ref. 04 P20; "Proposed Site Plan"; revision dated 15.03.22.

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'.

12 Visibility splay at access

Prior to the development hereby approved/permitted being first brought into use a visibility splay measuring 2.4 metres by 25.0 metres shall be provided at the junction of the access with Grizedale Close, and subsequently remain free of all obstructions between the height of

1.05 metres and 2 metres (as measured above carriageway level).

Reason

To ensure traffic leaving the site has adequate visibility onto the highway and in order to comply with Bolton's Core Strategy policy S1, P5 and Supplementary Planning Document 'Accessibility, Transport and Road Safety'.

13 Highways works

Prior to first occupation of development hereby approved full details of all works within the highway limit and on the proposed roads 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".

14 Vehicle areas

Prior to the development hereby approved being first occupied or brought into use, a scheme detailing how parts of the site to be used by vehicles are to be laid out, constructed, surfaced, drained and lit shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full and thereafter made available for the use of vehicles at all times the development is in use.

Reason

To encourage drivers to make use of the parking and circulation area(s) provided and in order to comply with Core Strategy policies S1 and P5 and Supplementary Planning Document 'Accessibility, Transport and Road Safety'.

15 Parking

Before the approved/permitted development is first brought into use the parking as shown in the approved plan drawing ref. 04 P20; "Proposed Site Plan"; revision dated 15.03.22 shall be provided and shall be made available for the parking of cars at all times.

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.

16 Traffic Regulation Orders

Prior to first occupation of development hereby approved/permitted, all developer obligations shall be fulfilled to enable the Local Highway Authority to carry out a review of Traffic Regulation Orders in the locality where necessary and to enable the Local Highway Authority to consult, advertise, promote and implement Traffic Regulation Orders to mitigate the likely impact of the development by way of waiting restrictions at the site access points from Grizedale Close and turning head provision within the site, and to implement a 20 mph speed limit within the site.

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".

17 Electronic vehicle charging points

Details of the electric vehicle charging points to be provided within the development shall be

submitted and approved in writing by the Local Planning Authority prior to first occupation. The electric vehicle charging points shall be provided in accordance with the approved scheme prior to occupation and shall be maintained for the life of the approved development.

Reason

To safeguard the amenity of the occupiers of the proposed development in respect of atmospheric pollution, and to incorporate high standards of sustainable design within the development, in compliance with policies CG2 and CG4 of Bolton's Core Strategy.

18 Cycle parking

Prior to first occupation of the apartments hereby approved, details of on-site cycle parking to be provided within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved cycle parking shall be implemented in full before the development hereby approved is first occupied or brought into use and retained thereafter.

Reason

To encourage cycle use and provide adequate facilities for cyclists and in order to comply with Bolton's Core Strategy policies S1, P5 and Supplementary Planning Document "Accessibility, Transport and Road Safety".

19 Arboricultural method statement for gas and electricity services

Prior to the installation of any gas and electricity services, an arboricultural method statement detailing how these elements of the development will be constructed without causing harm or damage to the trees to be retained on the site shall be submitted to and approved in writing by the Local Planning Authority. The approved 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.

20 Bat and bird boxes

The 4no. bat boxes and 1 no. bird box, as shown within approved drawing 6490.01 Rev F; "Landscape Proposal"; revision dated 16.06.22, shall be erected/installed in full accordance with the drawing prior to first occupation of the apartment building and the dwelling approved at plot 3. The boxes shall be retained in their approved locations thereafter.

Reason

To safeguard and enhance biodiversity, and to comply with policy CG1.2 of Bolton's Core Strategy.

21 External lighting scheme

Before the development hereby approved is first occupied a scheme shall be submitted to and approved in writing with the Local Planning Authority for all external lighting. The lighting shall be designed to an illumination value of 5 lux at the nearest residential property. The beam angle of any lights directed towards any potential observer should be kept below 70 degrees. Spill shields should also be fitted. The scheme shall also include a "lighting design strategy for biodiversity" which shall:

- i) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and
- ii) show how and where external lighting will be installed (through the provision of appropriate lighting contour plan and technical specifications) so that it can be clearly demonstrated that

areas to be lit will not disturb or prevent the bats using their territory or having access to their breeding sites and resting places.

The approved scheme shall be implemented in full before the development is first brought into use and retained thereafter.

Reason

To safeguard the character and appearance of the locality, to prevent light pollution, and to safeguard bats, and in order to comply with Bolton's Core Strategy policies CG1.2, CG3 and CG4.

22 Landscaping scheme

Trees, shrubs and hedgerows shall be planted on the site in accordance with the approved landscape scheme [drawing reference: 6490.01 Rev F; "Landscape Proposal"; revision dated 16.06.22] prior to the development being first brought into use. The approved scheme shall be implemented in full and carried out within 6 months of the occupation of any of the buildings or the completion of the development, whichever is the sooner, or in accordance with phasing details included as part of the scheme and subsequently approved by the Local Planning Authority. Any trees and shrubs that die or are removed within five years of planting shall be replaced in the next available planting season with others of similar size and species.

Reason

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

23 Landscape management plan

Following the planting of the new trees and hedgerows, the trees and hedgerows shall be monitored, protected and cared for, for a 5 year aftercare period, in accordance with details that shall be submitted to and approved in writing by the Local Planning Authority.

Reason

To safeguard the health of the new trees and hedgerows and to comply with policy CG1.1 and CG3 of Bolton's Core Strategy.

24 Boundary treatment

Prior to the development being first occupied the approved boundary treatments, as shown on drawings 04 P20; "Proposed Site Plan"; revision dated 15.03.22 and 14 P2; "Boundary Treatment Details"; revision dated 04.06.22, shall be implemented in full, unless otherwise agreed in writing with the Local Planning Authority, and retained thereafter.

Reason

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

25 Contaminated land

The development hereby approved shall be carried out in full accordance with the approved Combined Preliminary Risk Assessment; Geo-Environmental Investigation; Risk Assessment and Remediation Strategy- ref. CL-602-LKC 20 1186-01; dated 21 September 2020; by LK Consult, subject to the following:

The remediation strategy for this proposed development is carried out in its entirety, in accordance with the recommendations of this document and to the satisfaction of the Local Planning Authority.

The watching brief for specified aspects of this development is carried out in its entirety, in accordance with the recommendations of this document and to the satisfaction of the Local Planning Authority.

Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.

Upon completion of any approved remediation schemes, and prior to first occupation, a completion report demonstrating that the scheme is suitable for its intended end use shall be submitted to and approved in writing by the local planning authority.

Reason

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

26 Arboricultural method statement

The development hereby approved shall be carried out in full accordance with the method statement contained within "Arboricultural Report (BS 5837:2012)"; ref. PM/FULL/23/09/2021I by Murray Tree Consultancy; dated September 2021. An Arboricultural Supervisor shall be employed to supervise the works.

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.

27 Geosystem/Geotextile construction

The car parking area to the north of the apartment building and the eastern car parking space for the dwelling at Plot 1 shall be constructed in accordance with the details as shown in drawing ELL/20078/WH/L/172; "Proposed Geotextile Area"; dated 04/10/2021, to avoid causing harm or damage to the trees proposed to be retained within the site.

Reason

To ensure the favourable retention of trees and in order to comply with Bolton's Core Strategy policies CG1 and CG3.

28 Woodland management

The area of protected woodland to the west of the site (protected under Tree Preservation Order Bolton (New Church Road) 1994 and as identified within the approved Management Plan) shall be managed for at least 10 years following completion of the development, in accordance with the approved woodland management plan: "Management Plan (Woodland)"; ref. MG/6490/WMP/AUG21; by TBA Landscape Architects; dated August 2021.

Monitoring reports, as to how the management of the woodland has been carried out in accordance with the approved management plan, shall be submitted to the Local Planning Authority on an annual basis for the 10 years following completion of the development.

Reason

To safeguard and enhance biodiversity within the development site and to comply with policy CG1.2 of Bolton's Core Strategy.

29 Approved plans

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

01 P1; "Site Location Plan"; dated 08.12.19
04 P20; "Proposed Site Plan"; revision dated 15.03.22
06 P5; "Proposed Ground, First and Second Floor Plan - Apartments"; revision dated 07.01.22
07 P5; "Proposed Third Floor and Roof Plan - Apartments"; revision dated 07.01.22
08 P6; "Proposed Elevations - Apartments Option B"; revision dated 07.01.22
10 P7; "Proposed Plans and Elevations - Plots 1 and 2"; revision dated 01.11.21
11 P4; "Proposed Plans and Elevations - Plots 3-5"; revision dated 01.11.21
12 P8; "Proposed Plans and Elevations - Plots 6-8"; revision dated 01.11.21
13 P1; "Proposed Roof Plans - Houses"; dated 08.07.21
14 P2; "Boundary Treatment Details"; revision dated 04.06.22
17 P1; "Bin Store Details"; dated 08.07.21
6490.01 Rev F; "Landscape Proposal"; revision dated 16.06.22
ELL/20078/WH/L/140 Rev E; "External Works Layout"; revision dated 07.10.21
ELL/20078/WH/L/172; "Proposed Geotextile Area"; dated 04/10/21
Secura Retaining Wall System Specification Sheet; Verdant Solutions; received 01 Apr 2022

Reason

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

General Notes
01. Dimensions must not be scaled from this drawing. If in doubt, please ask.
02. Dimensions should be taken from the centre of the wall or the centre of the road.
03. All dimensions should be verified on site before proceeding with the work.
04. © TADW Limited 14th July 2015

Legend

GRIZEDALE CLOSE

Post

FB

Sinks

Weir

Total Site Area
8165sqm approx

Somerville
Bungalow

Approximate
extent of
tree
protection
order

Issues



Site Location Plan
Scale 1:250 @ A1

| | |
|--|--|
| tadw architects | |
| 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000 | |
| Scale | 1:250 @ A1 |
| Note | Notes from PDF files may not be to scale, check accuracy against scale |
| Job Number | B847 |
| Drawing Number | 01 |
| Issue | P1 |

General Notes
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02: All dimensions are in millimetres unless noted otherwise.
03: All dimensions should be verified on site before proceeding with the work.
04: TADW Architects shall be notified in writing of any discrepancies.
05: © TADW Limited (UK) 2015

Design Considerations

- Existing tree preservation area on site
- 100% parking provision to apartments (35 spaces)
- 100% parking provision to 2 bed houses, 200%
- parking provision to 3 bed houses
- Predominantly brick elevations
- Shared ProW from Grizedale Close retained
- Clear easement provided to existing stream
- Generally timber fencing to rear and party fencing in line with SBD.
- Communal bin store for apartments

Fire Safety Considerations (For Apartment Block)

- 4 storey building
- Top storey less than 11m from ground level
- Single common stair within apartment block
- Lobby between apartments and stairwell to be ventilated by 1.5m² free area vent or smoke shaft
- Max. 7.5m travel distance from apartment entrance to stairwell
- Assumed fire pump appliance access to within 45m of all points within each dwelling will be possible

SCHEDULE OF PROPERTIES

- 2 no. 2 Bed house @ 73.5m²
- 5 no. 3 Bed houses @ 85.2m²
- 1 no. 3 Bed house @ 88.6m²
- 31 no. 1 Bed Flats @ 45.4 - 49.7 m²
- 4 no. 2 Bed Flats @ 57.5m²

TOTAL 43 no. dwellings

| | | | | |
|-------|--|----------|-------|---------|
| | Existing PROWs indicated in yellow. Tactile paving and dropped kerbs added at road crossing over estate road. Dimensions either side of new bollard added. | 15.03.22 | KM | MH |
| P20 | | | | |
| P19 | Apartment block layout amended. | 07.01.22 | KM | MH |
| P18 | Proposed balconies removed from south facing apartment units. | 13.10.21 | KM | MH |
| P17 | Ash trees T20 and T25 to become monoliths, coronet cut for habitat. Proposed new trees added to reflect TBA Landscape Proposal. | 06.08.21 | KM | MH |
| P16 | Site plan updated. Retaining walls updated. Boundary Type G added. | 08.07.21 | KM | MH |
| P15 | Tree T8 to be retained. Tree T12 to be removed. | 11.06.21 | KM | MH |
| P14 | Positions of trees T9, T56 and T57 clarified. | 08.04.21 | KM | MH |
| P13 | Apartments, houses and road in plan amended following response to Tree Officer's comments. | 26.03.21 | KM | MH |
| P12 | Site plan amended following Tree Officer's comments. | 12.03.21 | KM | MH |
| P11 | 5.5m wide access road to be adopted with 2.0m wide pavements either side. | 02.03.21 | KM | MH |
| P10 | 1 No. 2 Bed apartment omitted to reduce apartment block massing. | 25.02.21 | KM | MH |
| P9 | Boundary treatments updated. | 17.02.21 | KM | MH |
| P8 | Bollard to prevent vehicular access onto PROW BOL 168 to be retained as existing. Plot 9 omitted. | 12.02.21 | KM | MH |
| Issue | Description | Date | Drawn | Checked |

Drawing Status
P - Planning | T - Tender | C - Construction | R - As Record

For Approval

tadw architects

SK St. Petersburg Stockport, Cheshire SK1 1HD
Ph 0161 477 6158 | P: 0161 480 8342 | mail@tadw.co.uk | www.tadw.co.uk

Client **Watson Homes**

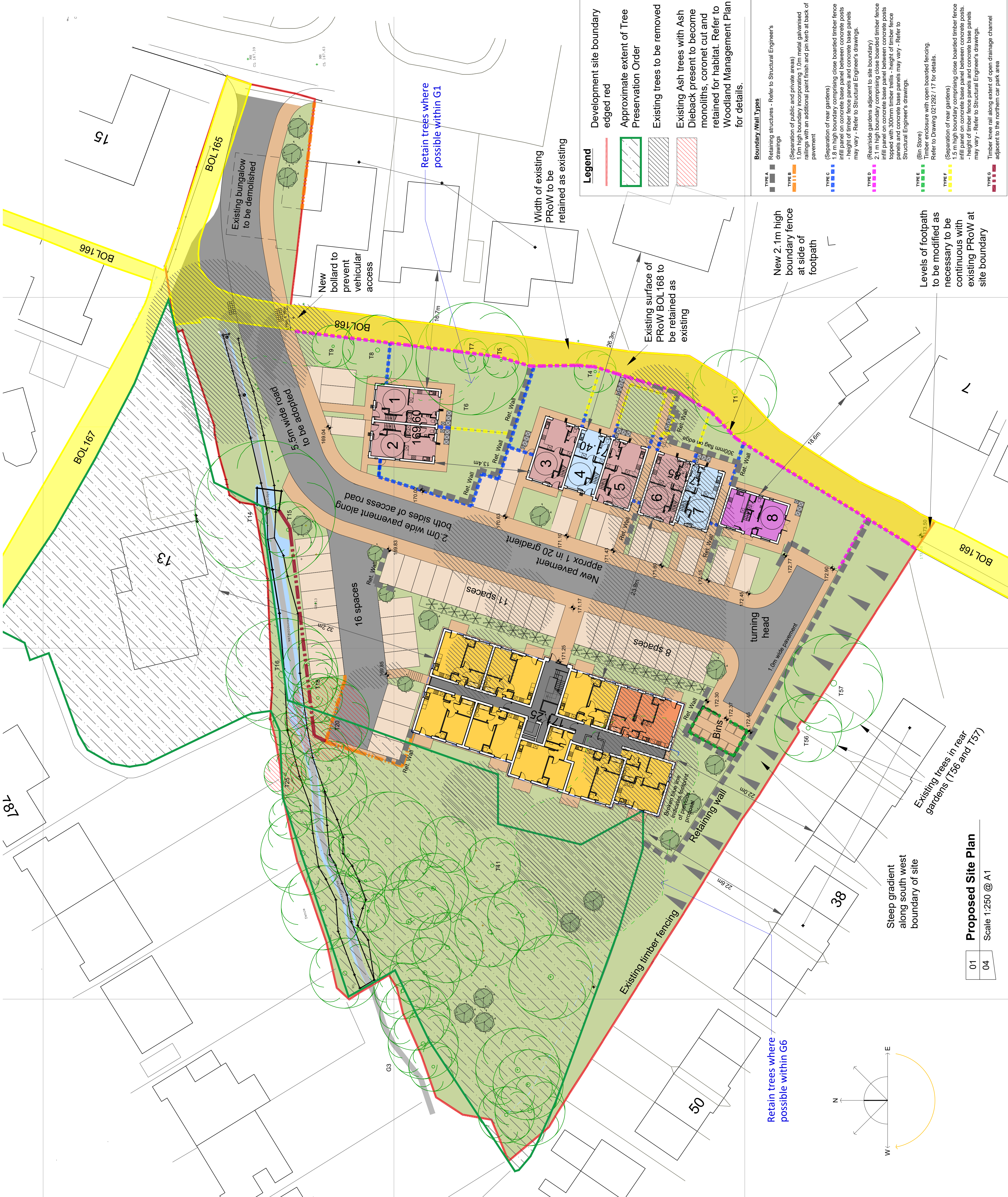
Job **Grizedale Close, Bolton**

Title **Proposed Site Plan**

Scale **1:250 @ A1**

Note - Prints from PDF files may not be to scale, check accuracy against scale

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|------------|--------|----------------|----|-------|-----|
| Job Number | 021292 | Drawing Number | 04 | Issue | P20 |
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03: All dimensions should be verified on site before proceeding with the work.
04: TADW Architects shall be notified in writing of any discrepancies.
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MATERIALS SCHEDULE

Brickwork Type A - Colour Red
(Farmstead Antique by Forterra)

Brickwork Type B - Colour Red
(Meadow Red Brick by Forterra)

Single ply roofing membrane with standing seam effect feature

UPVC Windows to apartments - Grey (RAL colour 7016)

Aluminium windows to communal areas -
Grey (RAL colour 7016)

Aluminium frame main entrance door

Artstone cills to windows on front elevation

Brick soldier courses

uPVC fascias, soffits and rainwater goods -
Colour Black

Glass balustrading to juliet balconies

| | | | | |
|-------|--|----------|-------|---------|
| P6 | Apartment block design amended. | 07.01.22 | KM | KM |
| P5 | Materials Schedule updated. Head of smoke shaft and lift shaft increased. | 07.11.21 | KM | KM |
| P4 | 1st floor wall encased, floor to floor levels reduced and no design amended to reduce missing. Balconies changed to Juliet balconies on P10s 12 and 21 | 22.02.21 | KM | KM |
| P3 | Entrance area revised, stair added to section | 8.06.20 | MH | KM |
| P2 | Materials updated | 25.05.20 | KM | MH |
| P1 | Issued for comments | 10.05.20 | KM | MH |
| Issue | Description | Date | Drawn | Checked |

Drawing Status

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| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 | 101 | 102 | 103 | 104 | 105 | 106 | 107 | 108 | 109 | 110 | 111 | 112 | 113 | 114 | 115 | 116 | 117 | 118 | 119 | 120 | 121 | 122 | 123 | 124 | 125 | 126 | 127 | 128 | 129 | 130 | 131 | 132 | 133 | 134 | 135 | 136 | 137 | 138 | 139 | 140 | 141 | 142 | 143 | 144 | 145 | 146 | 147 | 148 | 149 | 150 | 151 | 152 | 153 | 154 | 155 | 156 | 157 | 158 | 159 | 160 | 161 | 162 | 163 | 164 | 165 | 166 | 167 | 168 | 169 | 170 | 171 | 172 | 173 | 174 | 175 | 176 | 177 | 178 | 179 | 180 | 181 | 182 | 183 | 184 | 185 | 186 | 187 | 188 | 189 | 190 | 191 | 192 | 193 | 194 | 195 | 196 | 197 | 198 | 199 | 200 | 201 | 202 | 203 | 204 | 205 | 206 | 207 | 208 | 209 | 210 | 211 | 212 | 213 | 214 | 215 | 216 | 217 | 218 | 219 | 220 | 221 | 222 | 223 | 224 | 225 | 226 | 227 | 228 | 229 | 230 | 231 | 232 | 233 | 234 | 235 | 236 | 237 | 238 | 239 | 240 | 241 | 242 | 243 | 244 | 245 | 246 | 247 | 248 | 249 | 250 | 251 | 252 | 253 | 254 | 255 | 256 | 257 | 258 | 259 | 260 | 261 | 262 | 263 | 264 | 265 | 266 | 267 | 268 | 269 | 270 | 271 | 272 | 273 | 274 | 275 | 276 | 277 | 278 | 279 | 280 | 281 | 282 | 283 | 284 | 285 | 286 | 287 | 288 | 289 | 290 | 291 | 292 | 293 | 294 | 295 | 296 | 297 | 298 | 299 | 300 | 301 | 302 | 303 | 304 | 305 | 306 | 307 | 308 | 309 | 310 | 311 | 312 | 313 | 314 | 315 | 316 | 317 | 318 | 319 | 320 | 321 | 322 | 323 | 324 | 325 | 326 | 327 | 328 | 329 | 330 | 331 | 332 | 333 | 334 | 335 | 336 | 337 | 338 | 339 | 340 | 341 | 342 | 343 | 344 | 345 | 346 | 347 | 348 | 349 | 350 | 351 | 352 | 353 | 354 | 355 | 356 | 357 | 358 | 359 | 360 | 361 | 362 | 363 | 364 | 365 | 366 | 367 | 368 | 369 | 370 | 371 | 372 | 373 | 374 | 375 | 376 | 377 | 378 | 379 | 380 | 381 | 382 | 383 | 384 | 385 | 386 | 387 | 388 | 389 | 390 | 391 | 392 | 393 | 394 | 395 | 396 | 397 | 398 | 399 | 400 | 401 | 402 | 403 | 404 | 405 | 406 | 407 | 408 | 409 | 410 | 411 | 412 | 413 | 414 | 415 | 416 | 417 | 418 | 419 | 420 | 421 | 422 | 423 | 424 | 425 | 426 | 427 | 428 | 429 | 430 | 431 | 432 | 433 | 434 | 435 | 436 | 437 | 438 | 439 | 440 | 441 | 442 | 443 | 444 | 445 | 446 | 447 | 448 | 449 | 450 | 451 | 452 | 453 | 454 | 455 | 456 | 457 | 458 | 459 | 460 | 461 | 462 | 463 | 464 | 465 | 466 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|

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Client **Watson Homes**

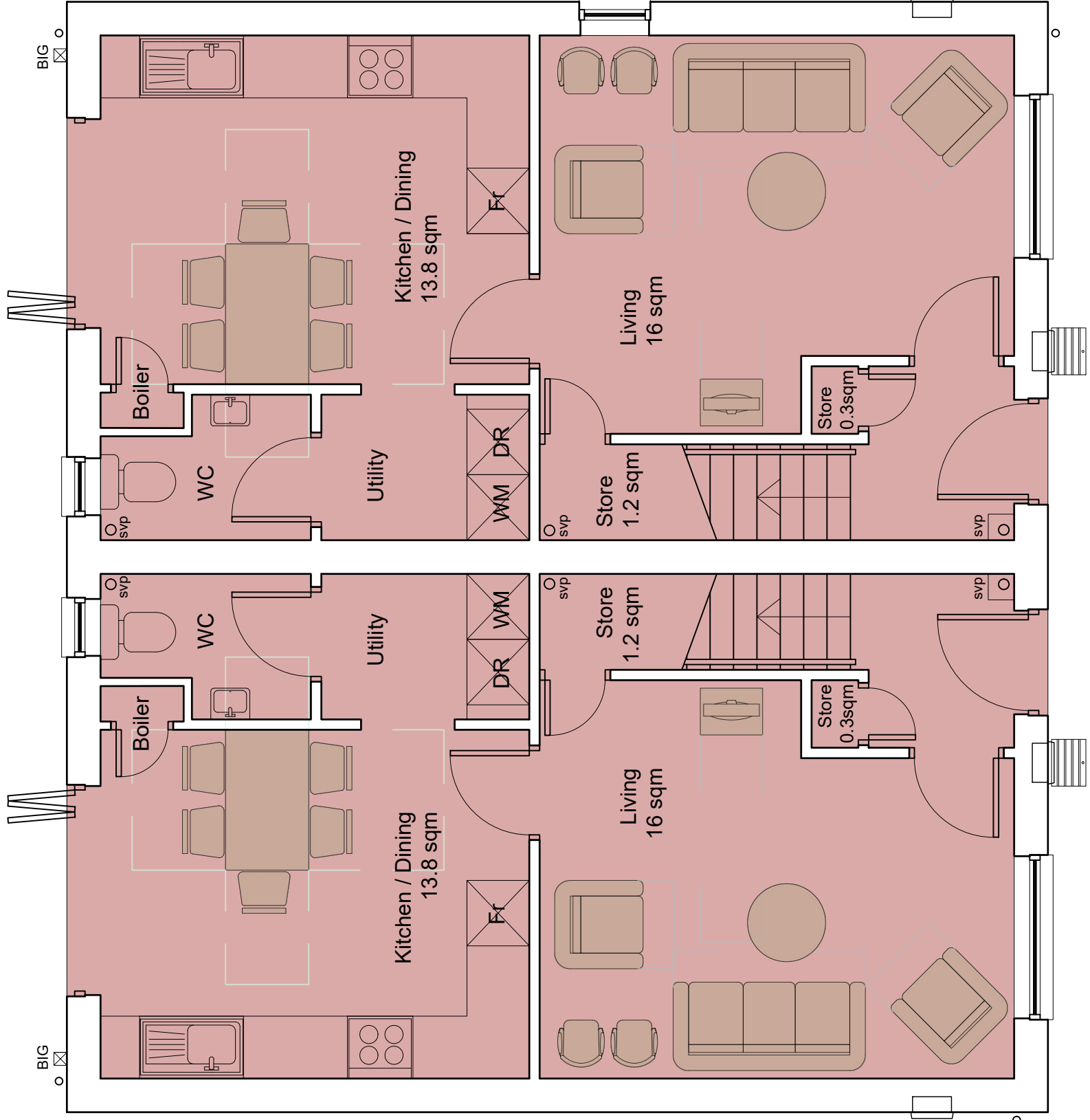
Job Grizedale Close, Bolton

Title Proposed Elevations -

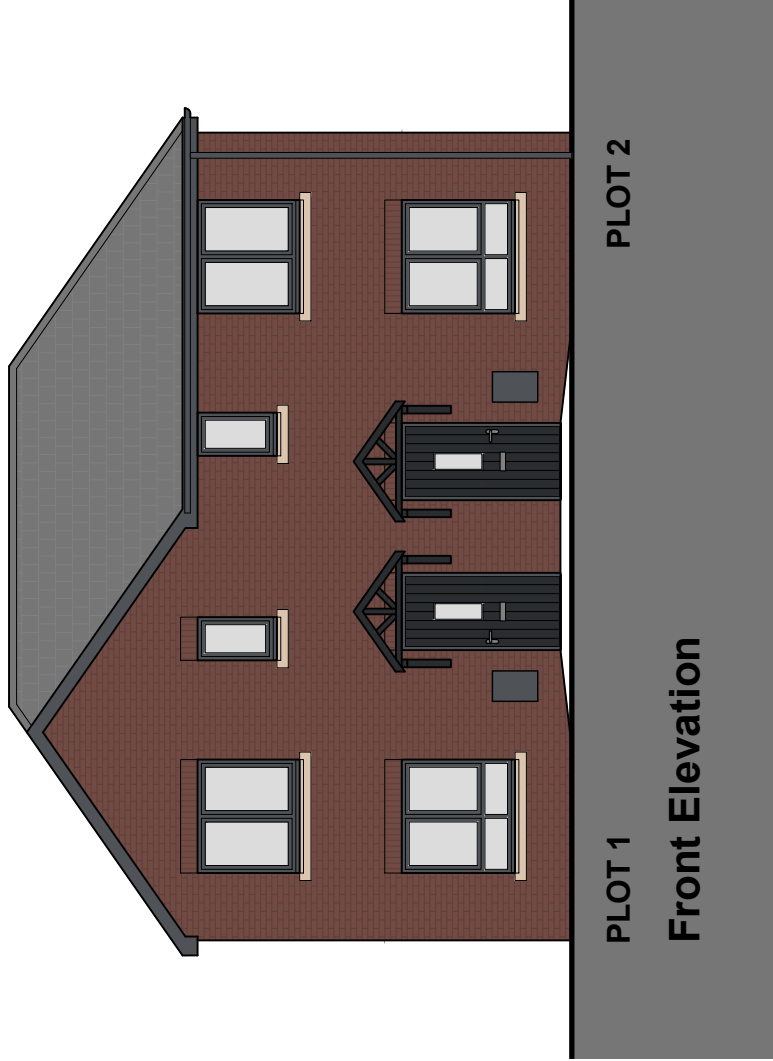
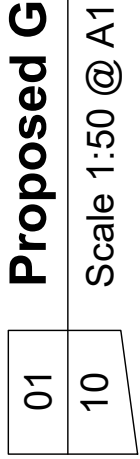
Scale 1:100 @ A1

Note - Prints from PDF files may not be to scale, check accuracy against scale

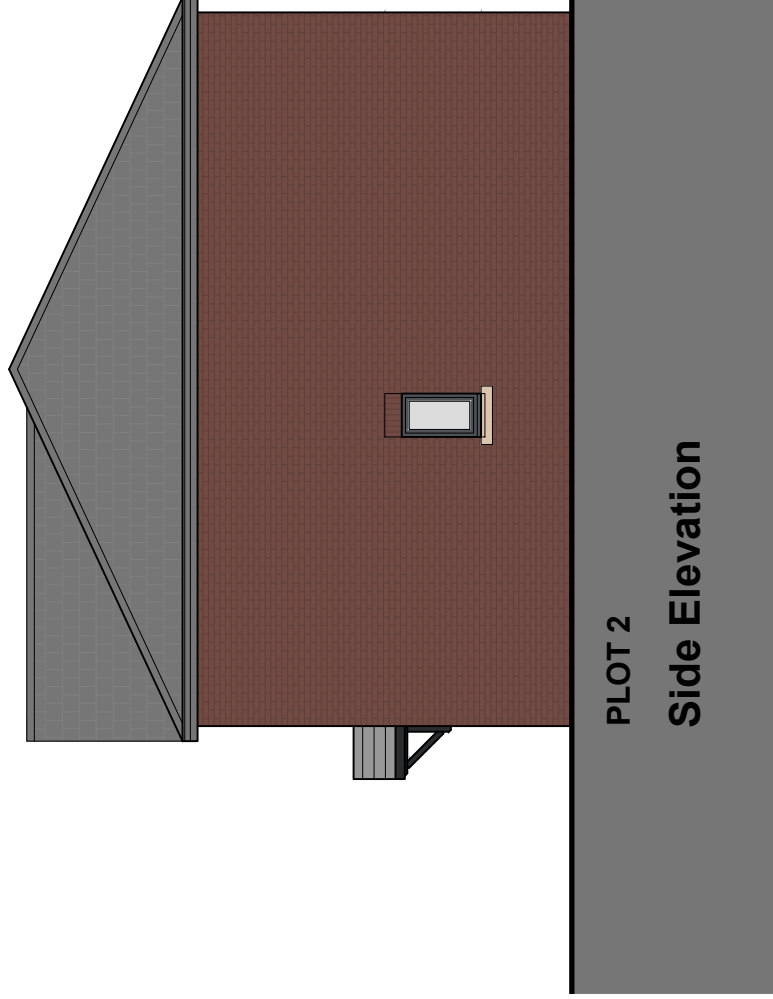
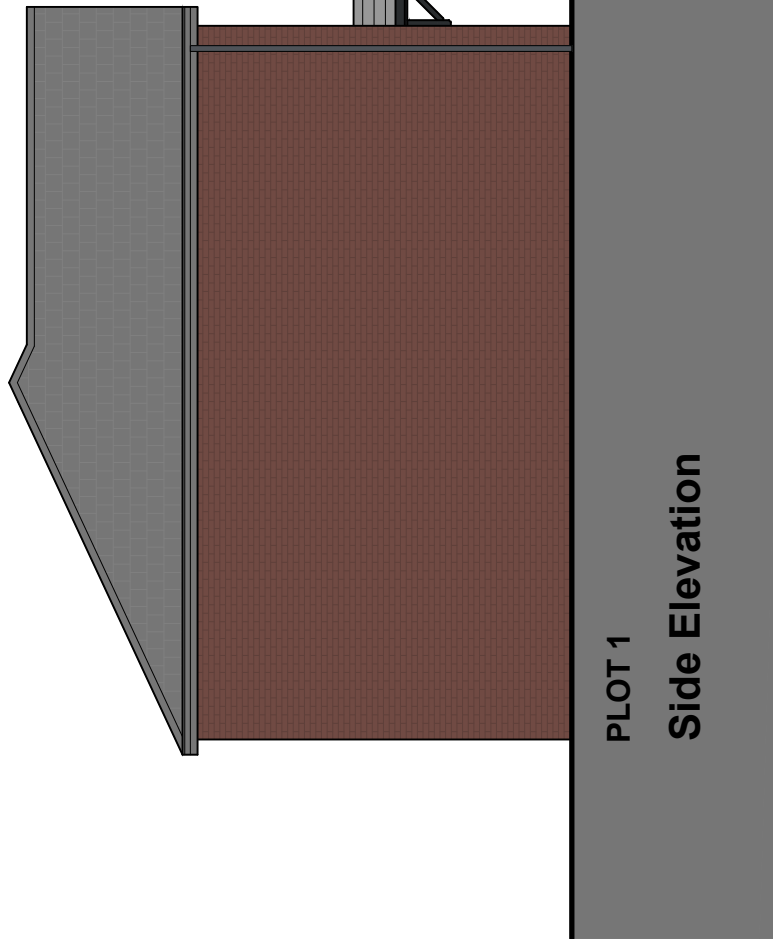
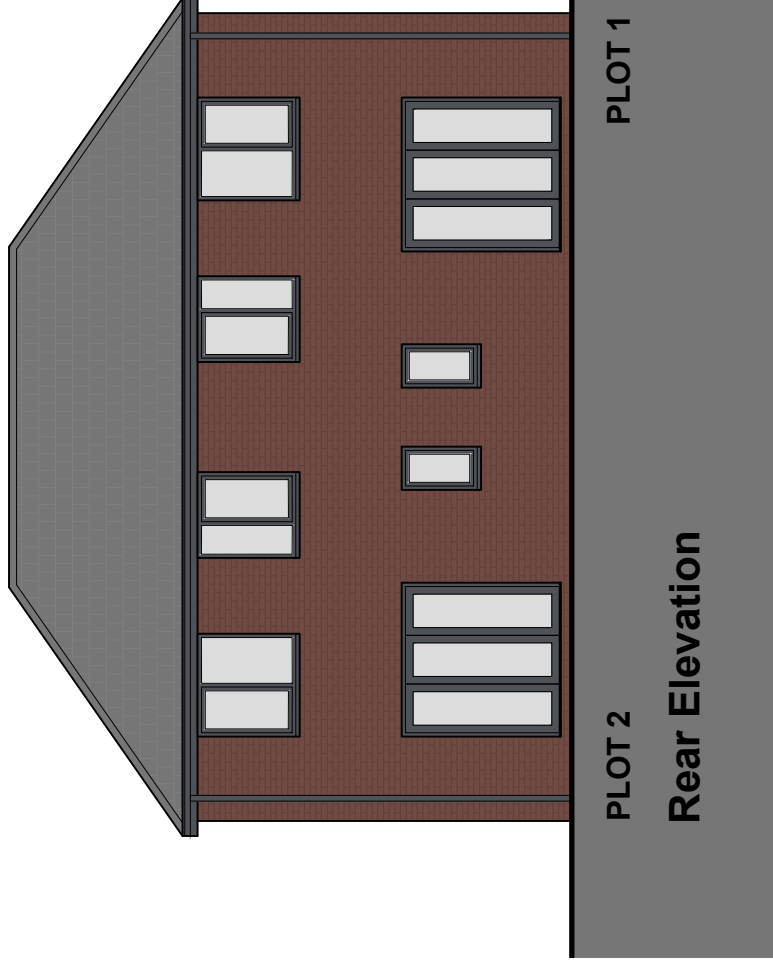
| | | |
|------------|----------------|-------|
| Job Number | Drawing Number | Issue |
| 021292 | 08 | P6 |



Proposed Ground Floor Plan (Plots 1 and 2)



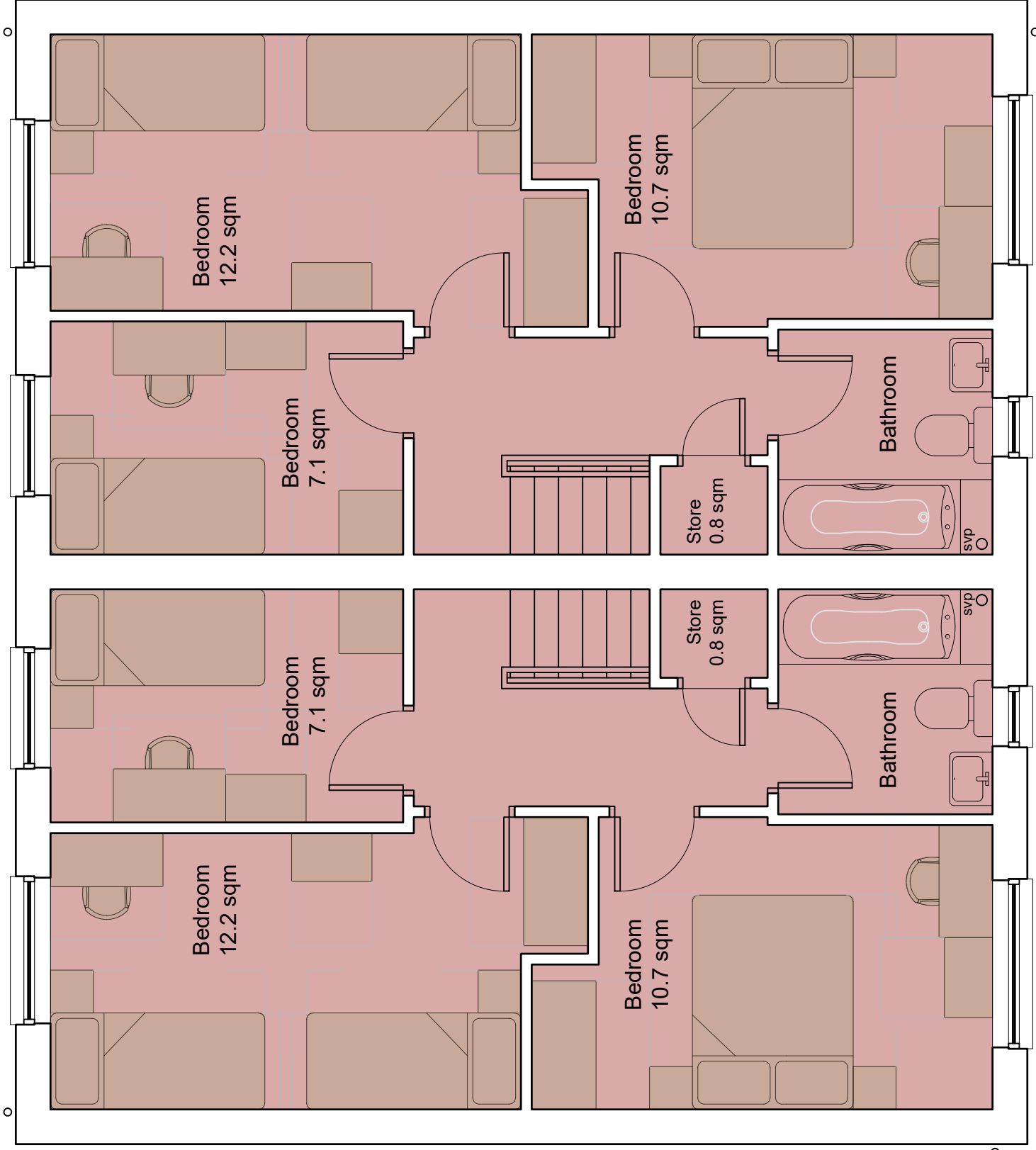
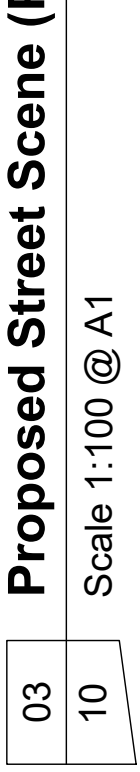
Proposed Elevations (Plots 1 and 2)



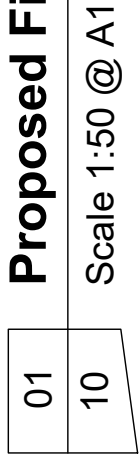
Represents outline of four storey apartment block behind



Proposed Street Scene (Plots 1 - 9)



Proposed First Floor Plan (Plots 1 and 2)



MATERIALS SCHEDULE

Brickwork Type A - Colour Red (Farmstead Antique by Forterra)

Brickwork Type B - Colour Red (Meadow Red Brick by Forterra)

GRP entrance canopy

Roof Finish - Concrete roof tiles (Colour: Dark Grey)

UPVC Windows / aluminium bifolding patio doors - Grey (RAL colour 7016)

GRP composite main entrance doors to Secured By Design standard.

Artstone cills

Brick soldier courses

uPVC fascias, soffits and rainwater goods - Colour Black

All windows and doors to be set back from main face of brickwork to provide 70mm reveals

| | | | | |
|-------|---|----------|-------|---------|
| P7 | Materials schedule updated | 01.11.21 | KM | MH |
| P6 | Apartment, houses and road repositioned & levels amended in response to Tree Officer's comments | 26.03.21 | KM | MH |
| P5 | Street elevation updated. Plot 9 omitted. Plot 8 house amended. | 20.02.21 | KM | MH |
| P4 | Updated following Planner's pre-app comments. | 15.09.20 | KM | MH |
| P3 | Materials updated. Bi-folding doors added | 25.05.20 | KM | MH |
| P2 | Revised | 21.05.20 | KM | MH |
| P1 | Issued for comments | 10.05.20 | KM | MH |
| Issue | Description | Date | Drawn | Checked |

Drawing Status
P - Planning | T - Tender | C - Construction | R - As Record

For Approval

tadw architects



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Client Watson Homes

Job Grizedale Close, Bolton

Title Proposed Plans and Elevations - Plots 1 and 2

Scale 1:50 / 1:100 @ A1

Note - Prints from PDF files may not be to scale, check accuracy against scale



| | | |
|----------------------|----------------------|-------------|
| Job Number 021292 | Drawing Number 10 | Issue P7 |
|----------------------|----------------------|-------------|

General Notes
01: Dimensions must not be scaled from this drawing. If in doubt, please ask.
02: All dimensions shall be in millimetres unless otherwise stated.
03: All dimensions should be verified on site before proceeding with the work.
04: TADW Architects shall be notified in writing of any discrepancies.
05: © TADW Limited (UK) 2015

MATERIALS SCHEDULE

Brickwork Type A - Colour Red (Farmstead Antique by Forterra)

Brickwork Type B - Colour Red (Meadow Red Brick by Forterra)

GRP entrance canopy

Roof Finish - Concrete roof tiles (Colour: Dark Grey)

UPVC Windows / aluminium bifolding patio doors - Grey (RAL colour 7016)

GRP composite main entrance doors to Secured By Design standard.

Airstone cills

Brick soldier courses

uPVC fascias, soffits and rainwater goods - Colour Black

All windows and doors to be set back from main face of brickwork to provide 70mm reveals

| | | | | |
|-------|---|----------|-------|---------|
| P4 | Materials schedule updated | 01.11.21 | KM | MH |
| P3 | Materials updated. Bi-folding doors added | 25.05.20 | KM | MH |
| P2 | Revised | 21.05.20 | KM | MH |
| P1 | Issued for comments | 10.05.20 | KM | MH |
| Issue | Description | Date | Drawn | Checked |

Drawing Status
P - Planning | T - Tender | C - Construction | R - As Record

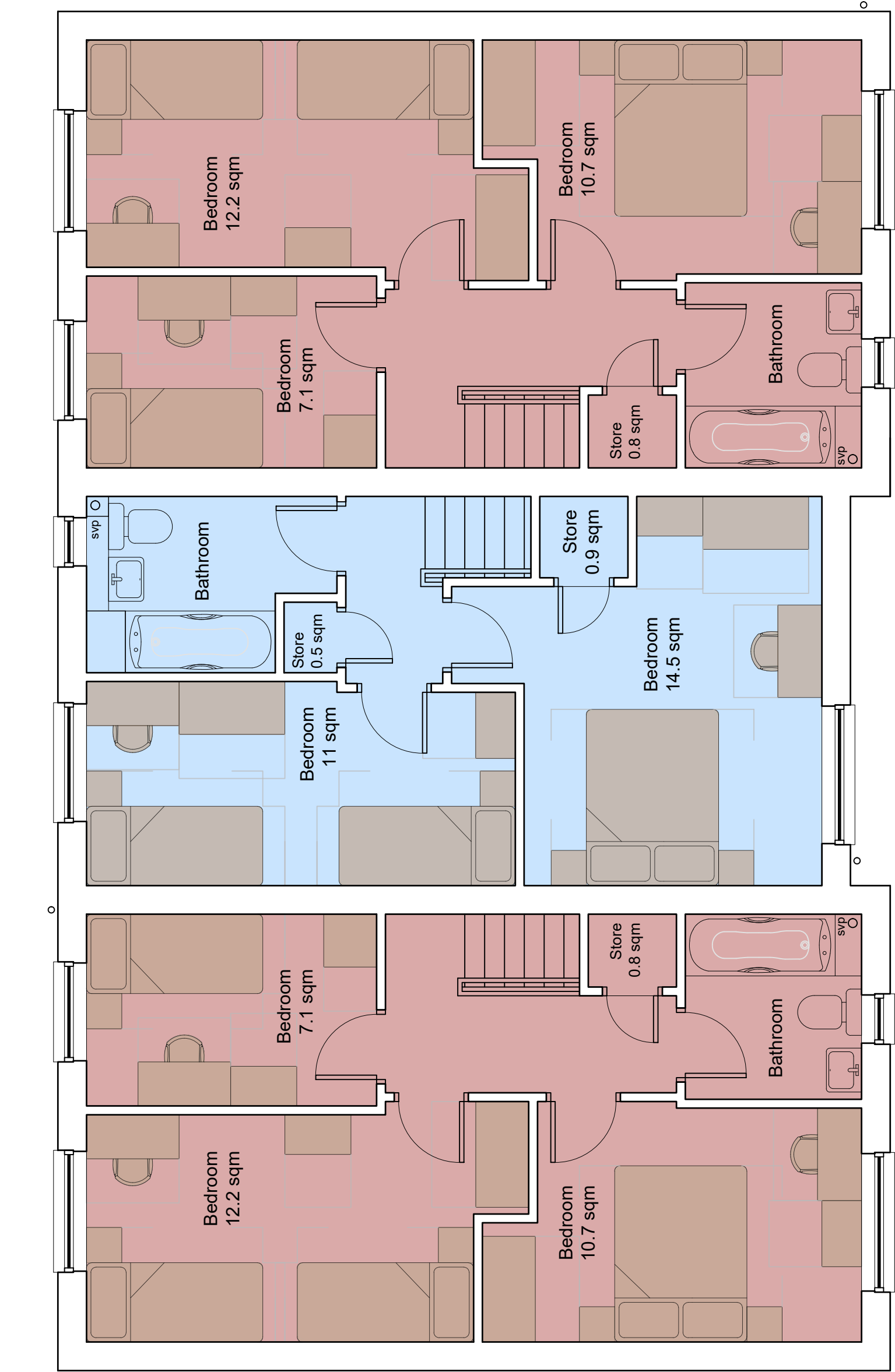
For Approval

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| | | | |
|---|---|----------------|----|
| Client | Watson Homes | | |
| Job | Grizedale Close, Bolton | | |
| Title | Proposed Plans and Elevations - Plots 3-5 | | |
| Scale | 1:50 / 1:100 @ A1 | | |
| Note - Prints from PDF files may not be to scale, check accuracy against scale | | | |
| <div><div><div></div><div>1</div></div><div><div></div><div>2</div></div><div><div></div><div>3</div></div><div>5m</div><div>1:50</div></div> | | | |
| Job Number | 021292 | Drawing Number | 11 |
| | | Issue | P4 |

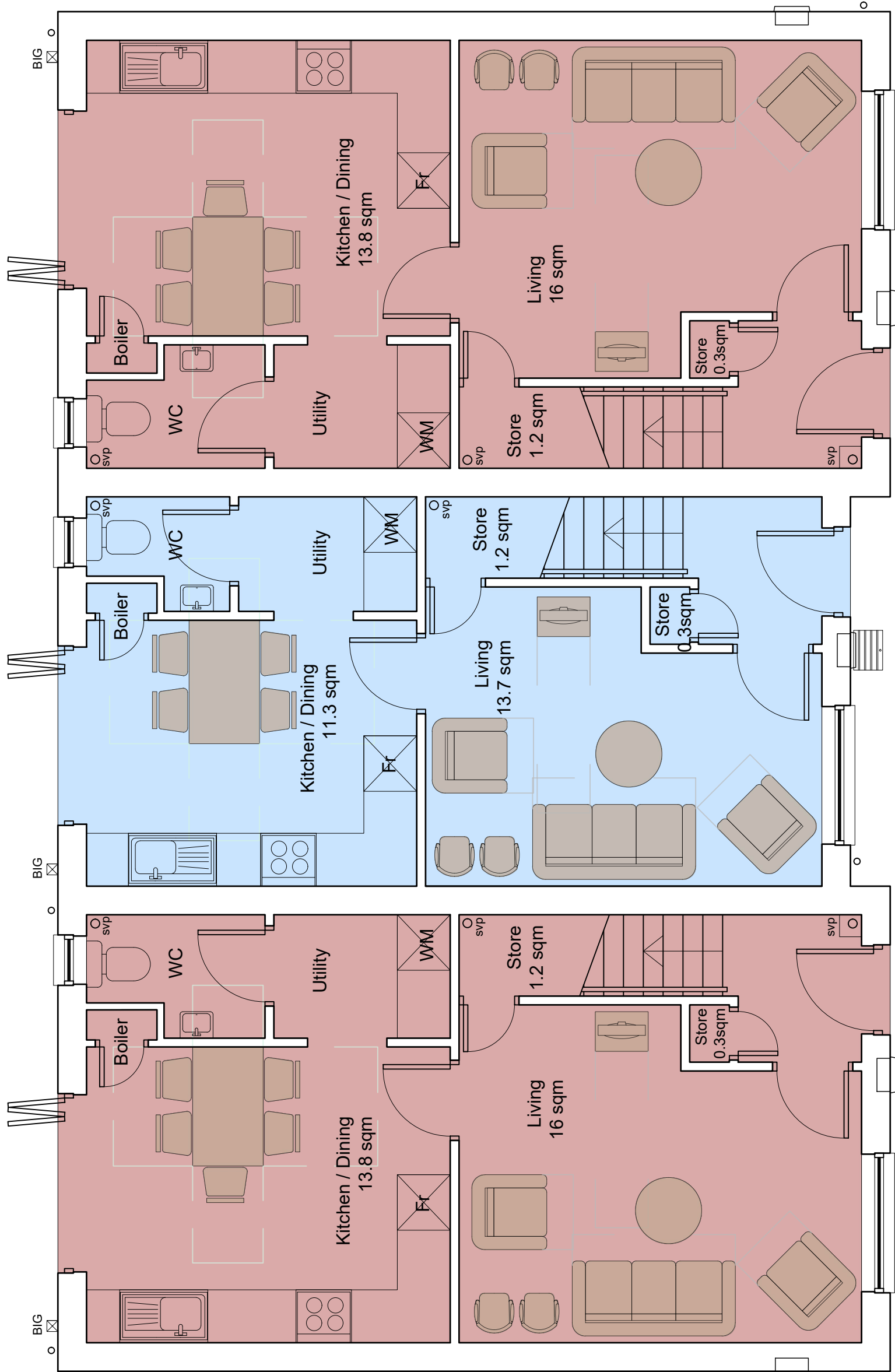


PLOT 3

PLOT 4

PLOT 5

02
11
Proposed First Floor Plan (Plots 3-5)
Scale 1:50 @ A1

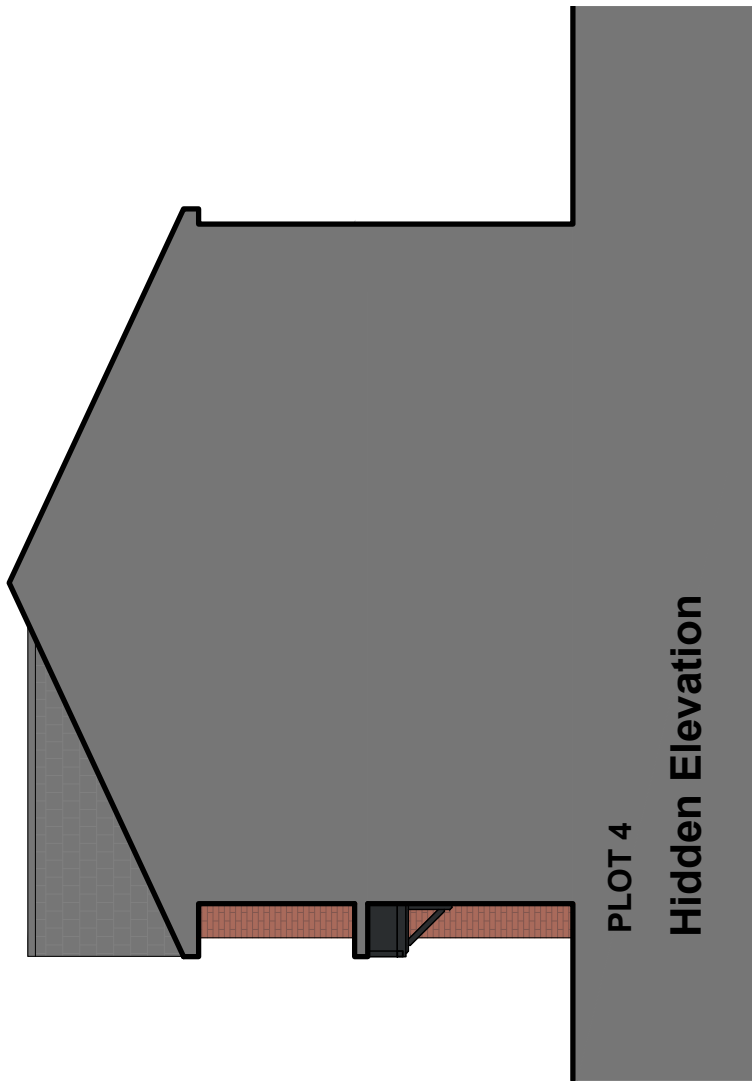
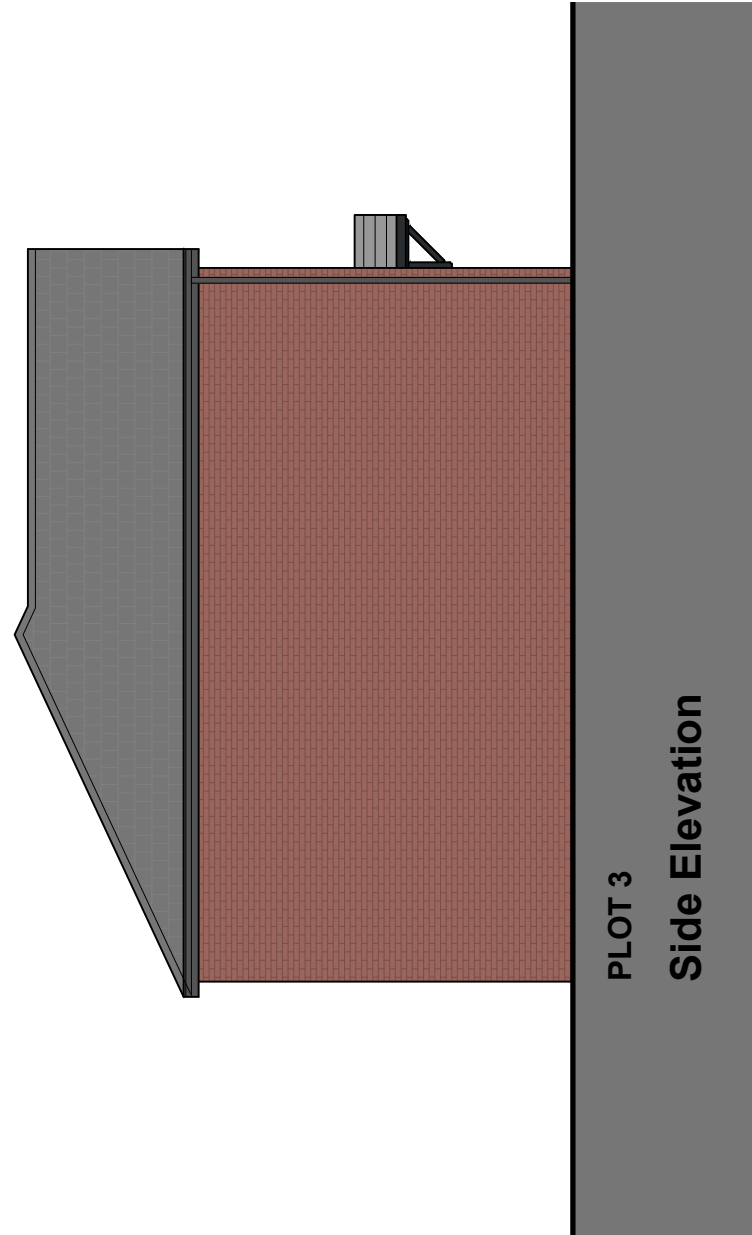
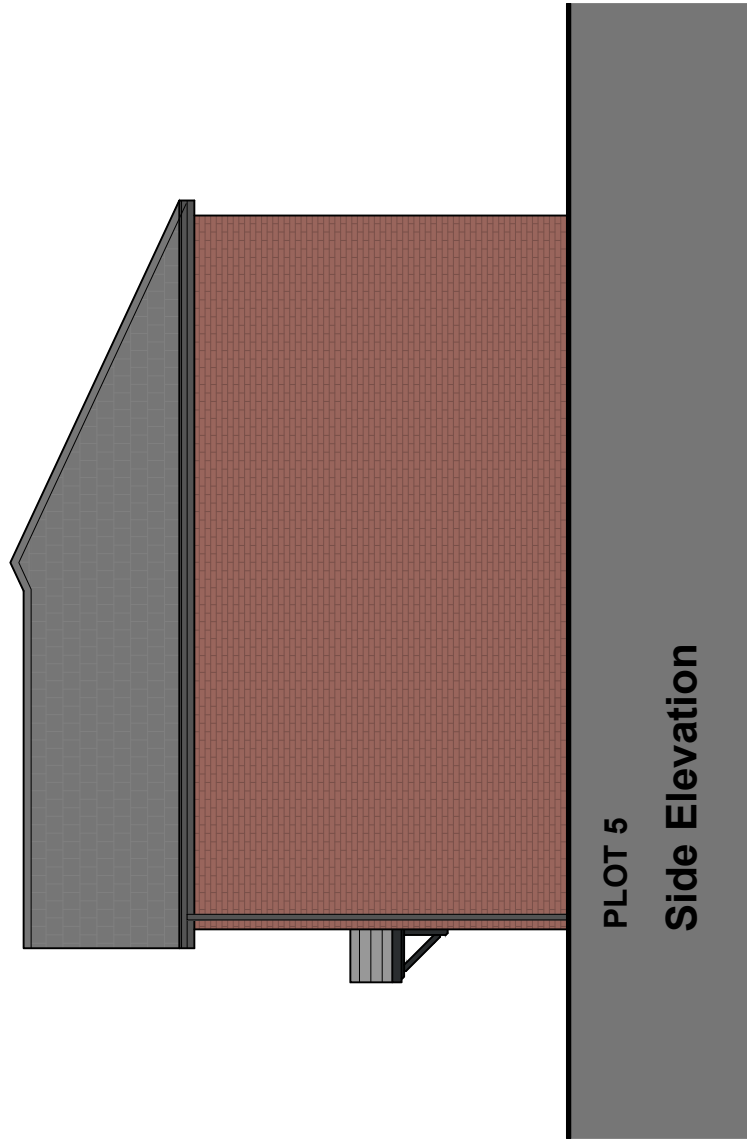
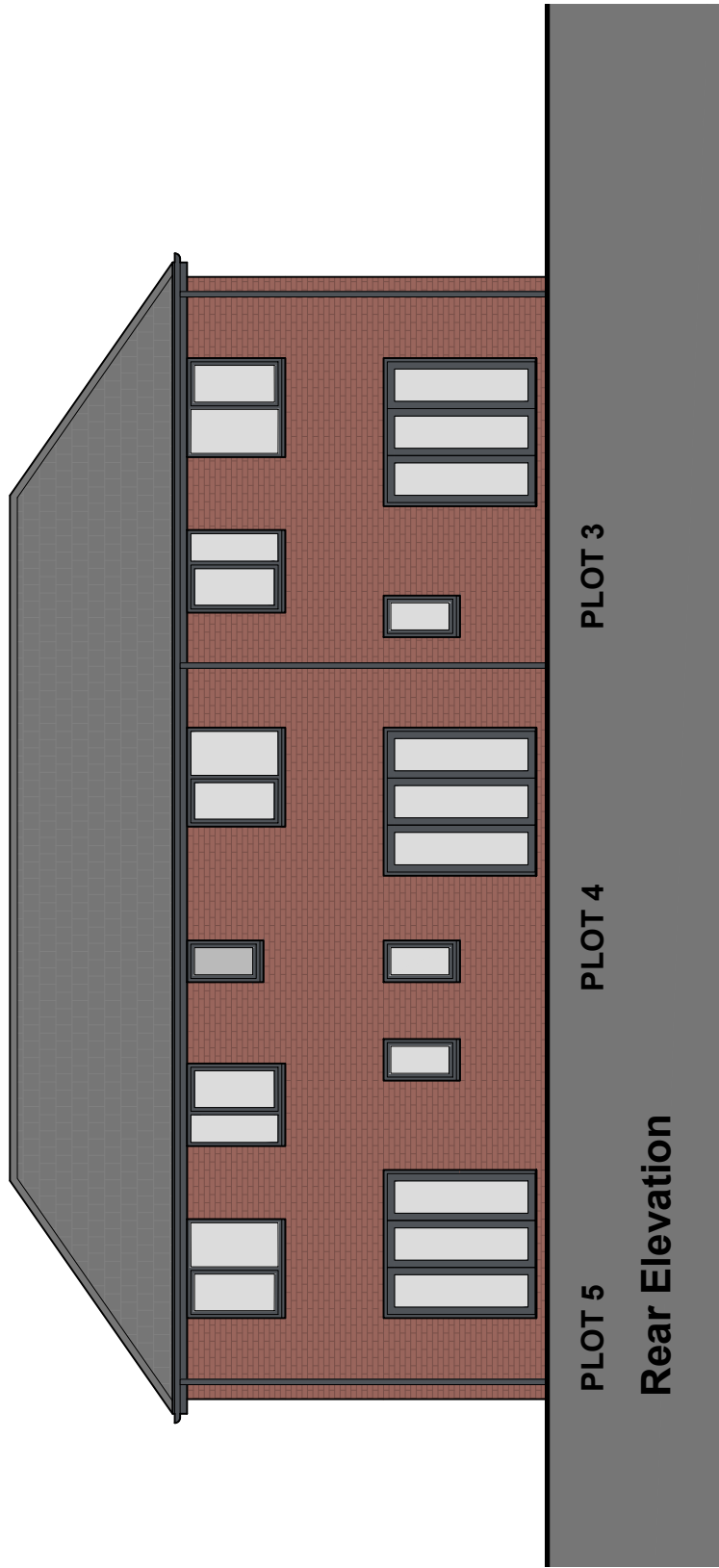


PLOT 3

PLOT 4

PLOT 5

01
11
Proposed Ground Floor Plan (Plots 3-5)
Scale 1:50 @ A1



03
11
Proposed Elevations (Plots 3-5)
Scale 1:100 @ A1

General Notes
 01: Dimensions must not be scaled from this drawing. If in doubt, please ask.
 02: All dimensions are in millimetres unless noted otherwise.
 03: All dimensions should be verified on site before proceeding with the work.
 04: TADW Architects shall be notified in writing of any discrepancies.
 05: © TADW Limited (UK) 2015

MATERIALS SCHEDULE

- Brickwork Type A - Colour Red (Farmstead Antique by Forterra)
- Brickwork Type B - Colour Red (Meadow Red Brick by Forterra)
- GRP entrance canopy
- Roof Finish - Concrete roof tiles (Colour: Dark Grey)
- UPVC Windows / aluminium bifolding patio doors - Grey (RAL colour 7016)
- GRP composite main entrance doors to Secured By Main entrance doors.
- Artstone cills
- Brick soldier courses
- uPVC fascias, soffits and rainwater goods - Colour Black
- All windows and doors to be set back from main face of brickwork to provide 70mm reveals

| | | | | |
|-------|--|----------|-------|---------|
| P8 | Materials schedule updated | 01.11.21 | KM | MH |
| P7 | Proposed finished levels adjusted | 07.04.21 | KM | MH |
| P6 | Plot 9 omitted. Plot 8 house design amended | 17.02.21 | KM | MH |
| P5 | Amended following Planner's pre-application advice | 15.09.20 | KM | MH |
| P4 | Plots 6-9 changed to semi-detached dwellings | 25.05.20 | KM | MH |
| P3 | Materials updated. Bi-folding doors added | 25.05.20 | KM | MH |
| P2 | Revised | 21.05.20 | KM | MH |
| P1 | Issued for comments | 10.05.20 | KM | MH |
| Issue | Description | Date | Drawn | Checked |

Drawing Status
P - Planning | **T** - Tender | **C** - Construction | **R** - As Recorded

For Approval



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Client Watson Homes

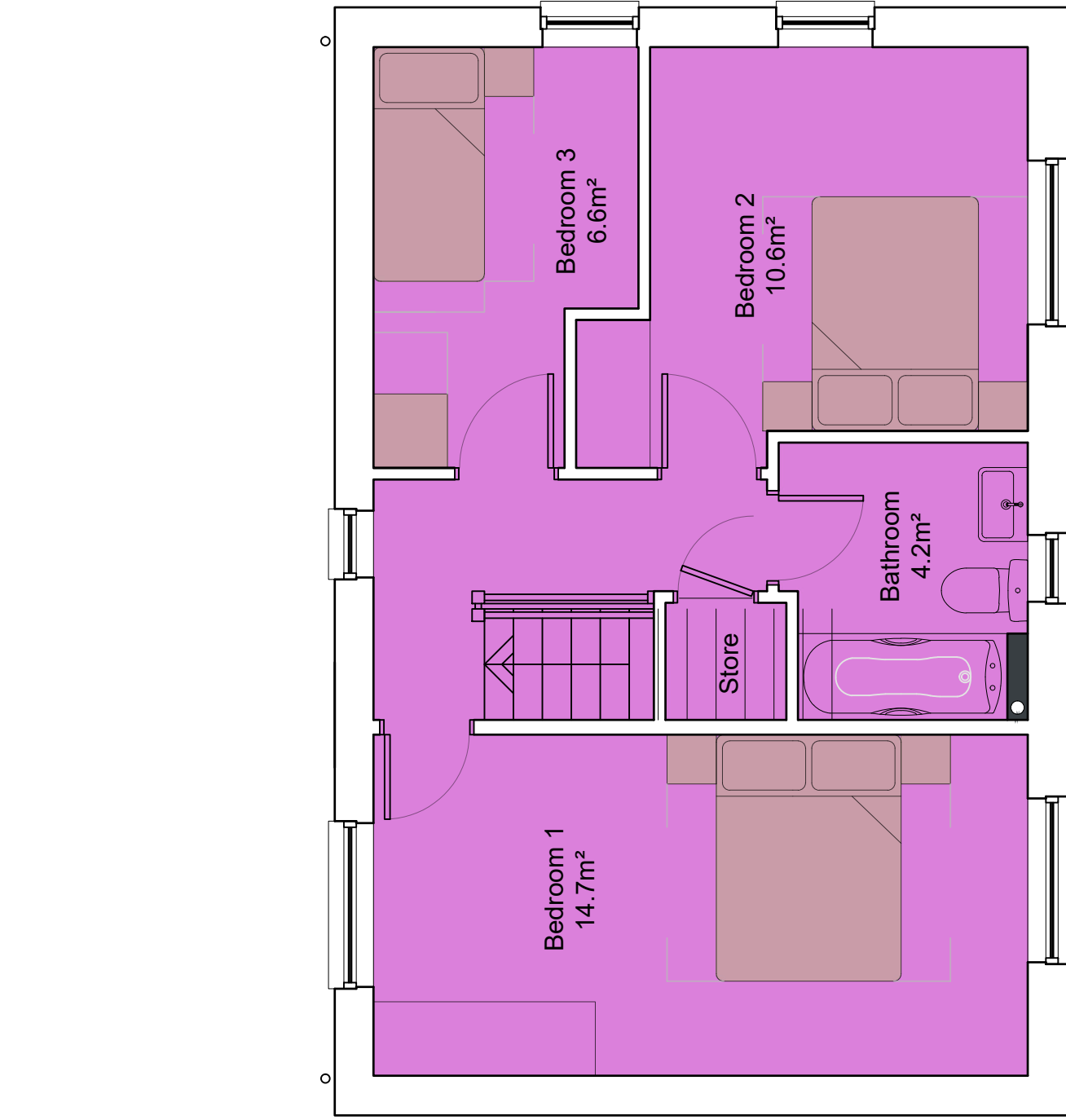
Job Grizedale Close, Bolton

| Title | Proposed Plans and Elevations - Plots 6-8 |
|-------|--|
| | |

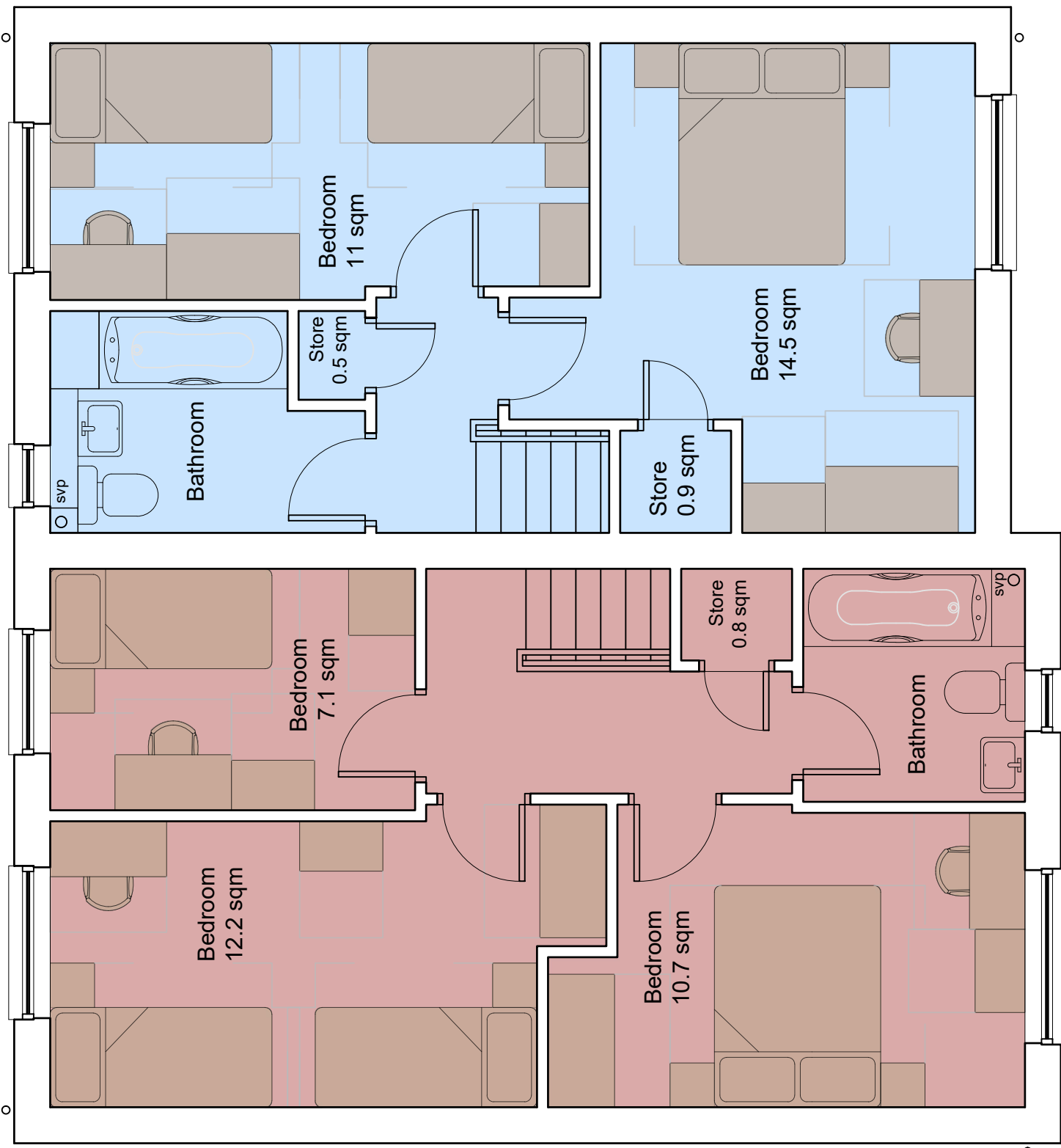
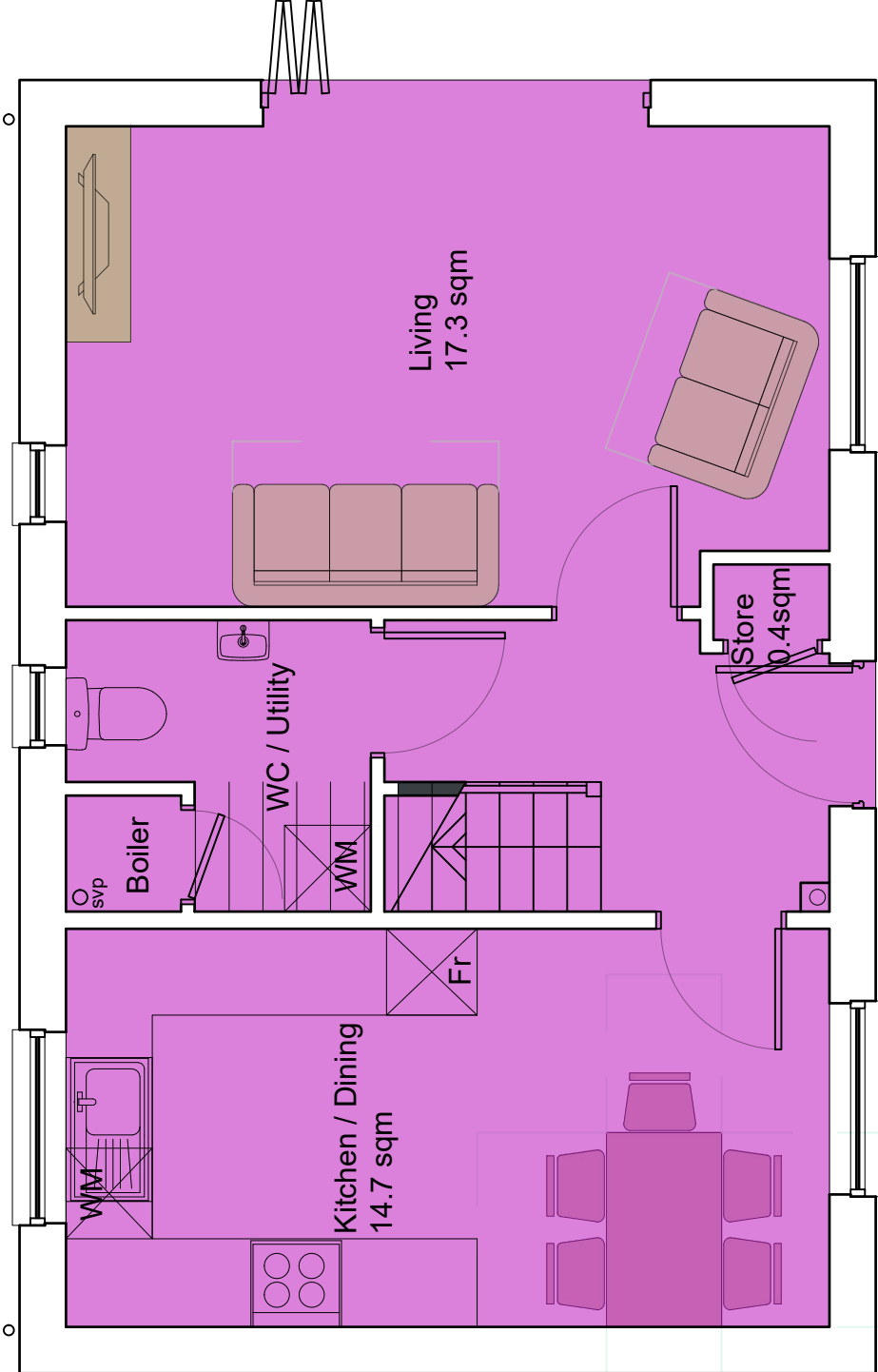
Scale 1:50 / 1:100 @ A1

Note - Prints from PDF files may not be to scale, check accuracy against scale

Job Number
021292



PLOT 8

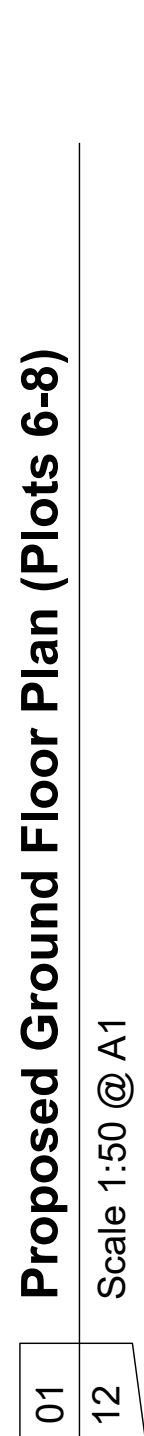


PLOT 7



Proposed First Floor Plan (Plots 6-8)

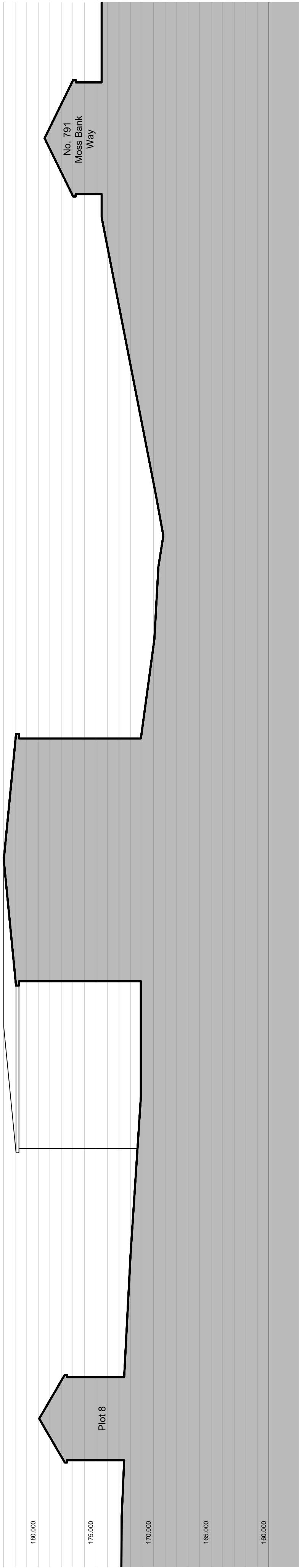
12 Scale 1:50 @ A1



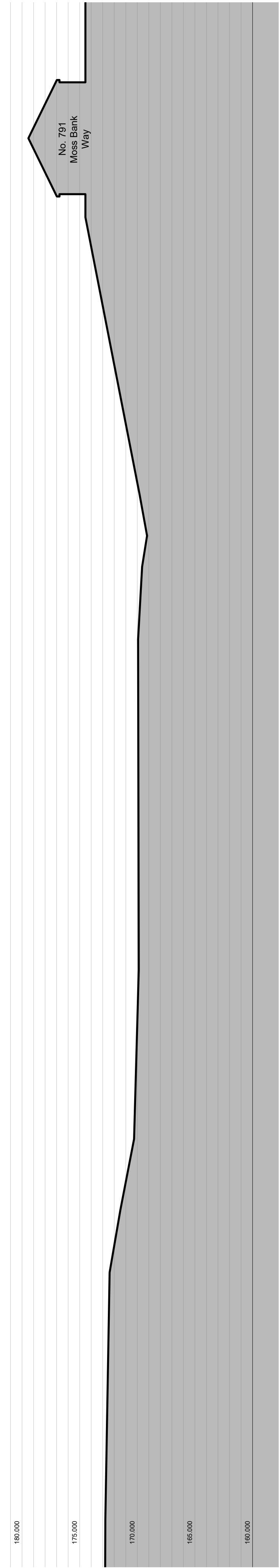
12 Scale 1:50 @ A1

Proposed Elevations (Plots 6-8)

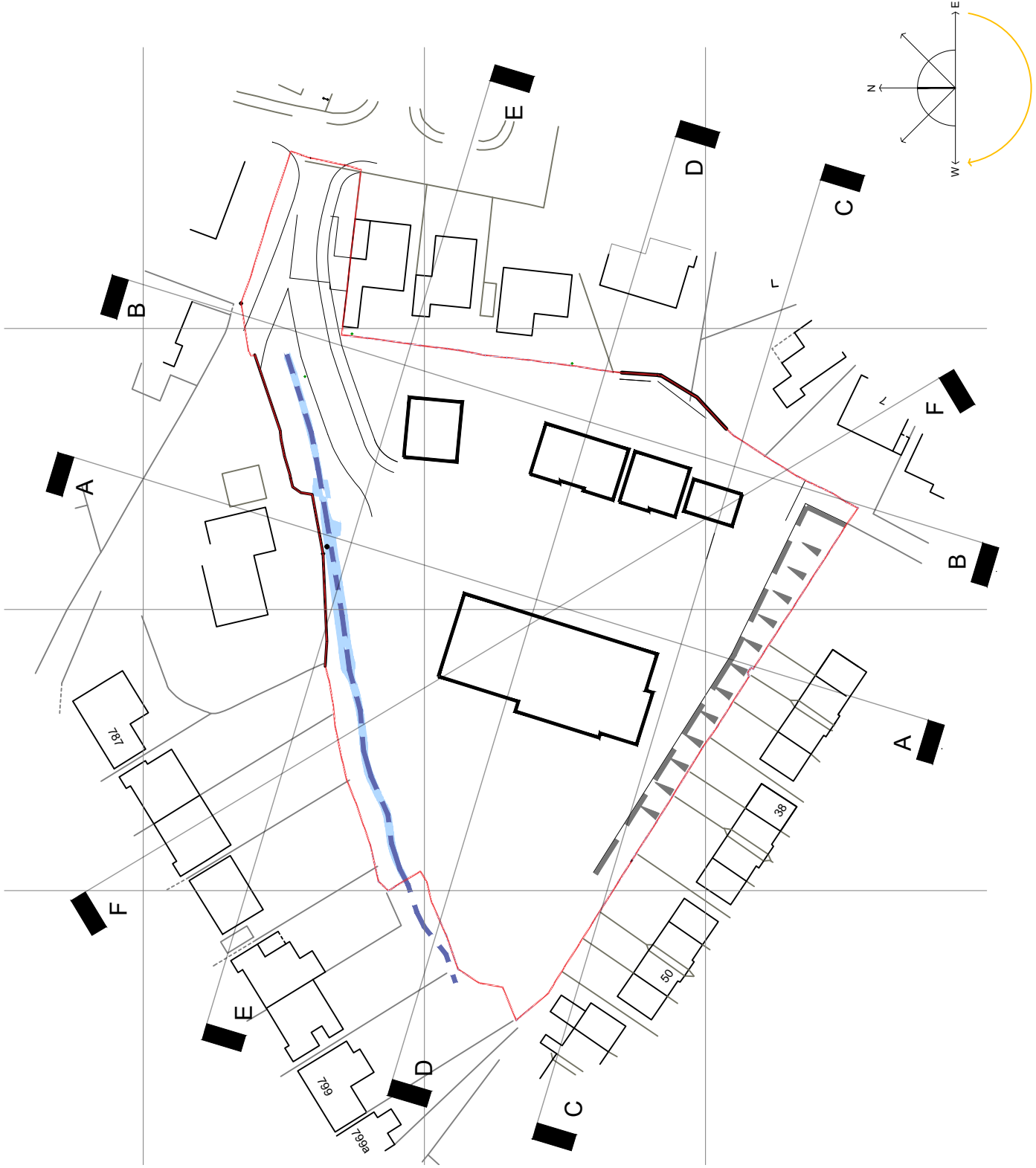
Scale 1:100 @ A1



PROPOSED SITE SECTION F-F



EXISTING SITE SECTION F-F



Note: Due to limited available information on the topographical survey, external levels and heights of properties outside development site boundary are approximate only.

General Notes
01: Dimensions must not be scaled from this drawing. If in doubt, please ask.
02: All dimensions are in millimetres unless noted otherwise.
03: All dimensions should be verified on site before proceeding with the work.
04: TADW is not responsible for any errors or omissions in this drawing.
05: © TADW Limited (UK) 2015

| | | | | | |
|-------|---------------------|----------|-------|---------|--|
| | | | | | |
| | | | | | |
| | | | | | |
| P1 | Issued for comments | 20.10.21 | KM | MH | |
| Issue | Description | Date | Drawn | Checked | |

Drawing Status
P - Planning | T - Tender | C - Construction | R - As Record

For Approval



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Client: Watson Homes

Job: Grizedale Close, Bolton

Title: Existing and Proposed Site Sections
- (Through Moss Bank Way)

Scale: 1:250 @ A1
Note - Prints from PDF files may not be to scale, check accuracy against scale
5 10 15 25m 1:250

| | | |
|------------|----------------|-------|
| Job Number | Drawing Number | Issue |
| 021292 | 18 | P1 |

| Abbreviation | Species | Specification | Density | Number of Plants | Planting requirements |
|--------------|---------------------------|---------------|-------------------|------------------|---|
| ALLUR | Allium ursinum | Grade 5/6 | 20/m ² | 340 | Plant top of bulbs 5 cm below surface (Autumn) |
| ANENE | Anemone nemorosa | Grade 5/6 | 20/m ² | 444 | Plant 7–8 cm deep horizontally (Autumn) |
| Hyans | Hyacinthoides non-scripta | Grade 5/6 | 20/m ² | 295 | Plant top of bulbs 10 cm below surface (Autumn) |
| Raf | Ranunculus ficaria | Grade 5/6 | 20/m ² | 373 | Plant 4–5 cm below the surface (Autumn) |