

**PLANNING COMMITTEE**  
**Schedule of Supplementary Information**

**Thursday 18<sup>th</sup> March 2021**

**Members are advised of the enclosed information that was either received or requested after the production of the planning applications report.**

**Bolton  
Council**

**09485/20**

Ward	Location
HULT	GARNET FOLD FARM, ST HELENS ROAD, BOLTON, BL3 3SS

1. Since the planning committee report was published new planning conditions have been added to the list of conditions:
  - **Condition 4** (CEMP) word 'on-site' was deleted
  - **Condition 6** (Contamination within Jones Homes land) – asking for contamination desktop study and remediation scheme for the area within and around plots 103-105 owned by Jones Homes).
  - **Condition 7** (contamination within POS) – requirement to provide a contamination desktop study and remediation scheme for the area with POS and play area.
  - **Condition 9** (Arboricultural Method Statement) - requesting an Arboricultural Method Statement to be submitted to and approved in writing by the LPA to prevent damage to retained trees within groups G3, G4 and G6 (apart from the areas defined as Phase 1 initial tree felling areas) including:
    - *Details of drainage to be installed at the rear of plots 1-18 and 75-105;*
    - *Details of fencing to be installed at the rear of plots 1-18 and 75-105 and of fencing adjacent to group of trees G6; and*
    - *Survey of trees which are to be retained.*
  - **Condition 10 (Tree protective fencing)** – requesting details and location of tree protective fencing to be submitted.
  - **Condition 20 (Contamination)** - asking for contamination remediation scheme to be carried out for houses outside of Jones Homes ownership.
  - **Condition 21 (Contamination within G3&G4)**– preventing access to the landscape buffer zones area G3 to the rear of plots 1-18 and area G4 to the rear of plots 75-101 and if access to be provided a desktop study and remediation scheme would need to be submitted to the LPA.
  - **Condition 25 (TRO)** – requesting all developer obligations to be fulfilled to enable the Local Highway Authority to carry out a review of Traffic Regulation Orders.
  - **Condition 29 (Public Art)** – requesting details of a scheme for the provision of public art.

In addition, some minor changes have been made to some of the planning conditions included in the committee report, all discussed below:

- **Condition 9 (coal mining)** - amended to request a plan showing areas affected by past coal mining activities which would allow development to commence with the rest of the site not affected by past coal mining activities (this is now cond.12);
- **Condition 10 (highways works)** - Word 'development' was deleted as details are required prior to commencement of highways works rather than development (this is now condition 13);
- **Condition 13 (Play area/POS):** following comments from BC Landscape architect part ii) was amended to request a detailed layout plan of the Toddler and Junior play area (key ages 0-12 years) providing at least twelve pieces of fixed robust metal/steel play equipment covering the key activities for the age range and part 2 (i) was amended to include any picnic 'benches or seat areas should be positioned in highly visible locations to reduce the potential for antisocial behaviour' (this is now cond. 17);
- **Condition 14 (acoustic fence)** have been partly amended to refer to the amended boundary plan rev. E. This is now condition 18 and reads as follows:
  - 18, 19, 35, 36, 53 and 54 to 60 (inclusive), a 2.5m high acoustic fence shall be erected in accordance with Boundary Treatment Plan Drawing no: NS003\_SL\_004e
  - 106-108 (inclusive), a 2.7m high acoustic fence shall be erected in accordance with Boundary Treatment Plan Drawing no: NS003\_SL\_004e
  - Prior to the erection of the acoustic fences/walls schemes confirming that they shall be certified to BS EN 1793-2:1998 and including full manufacturer specification details, together with details of the installation and maintenance and management plan shall be submitted, an approved in writing by the LPA.
- **Condition 20 (PROW):** after WES 118 the following has been inserted:
  - leading from the approved housing site to the public open space, as shown on the approved plan Landscaping Strategy Drawing No: P20-0576.003G. (this is now condition 23);
  - Condition 23 (Boundary treatments,) was amended to include the amended plans rev. E showing gates to trees within groups G3 (rear of plots 1-18) and G4 (rear of plot 75-101) and requiring the approved boundary treatments to be implemented in accordance with the following:

*The approved boundary treatments, at:*

- *approved dwelling houses shall be implemented before first occupation of each house the approved access off St Helen's Road in form of gabion walls shall be implemented upon the completion of the vehicular access to the site*
- *areas of trees within group G3 (behind plots 1-18) in form of 1.2m file gate shall be implemented before 1<sup>st</sup> occupation of plot 1*

- *areas of trees within group CG4 (behind plots 75-101) in form of 1.2m field gate shall be implemented before 1<sup>st</sup> occupation of plot 75*
  - *in full in accordance with the approved details and (except 1.2m high post and rail) retained thereafter. (this is now condition 27)*
  - **Condition 26** (Road and footpaths) after in accordance with 'phasing plan and' ; has been inserted (this is now cond. 34)
  - **Condition 30 (Approved materials)** – pump station was replaced with substation (this is now cond. 39)
  - **Condition 32** (Approved plans) boundary treatment plan was listed twice and have been no replaced with rev.E, materials plan was also replaced with rev.C. Moreover, new plan Phase 1 - Initial Felling Plan drawing number GFF-P1FP-001 rev .C dated March 2021 was added to the list,
2. Greater Manchester Fire and Rescue Service provided a standard response stating that the development should meet the following criteria:
- The Fire Service requires vehicular access for a fire appliance to within 45m of all points within the dwellings.
  - The access road should be a minimum width of 4.5m and capable of carrying 12.5 tonnes. Additionally, if the access road is more than 20m long a turning circle, hammerhead, or other turning point for fire appliances will be required.
  - The maximum length of any cul-de-sac network should be 250 m. (Any single access is treated as a cul-de-sac)

Fire services also confirmed that they would accept the wider road as mitigation, primarily due to the additional wide pavements and the three car driveways, would give the expectation that there would be adequate width for a fire appliance with cars double parked. Additionally, the initial about 75m only has houses on one side so double parking is likely to be minimal for this stretch, reducing the length of the 'risk'.

However, there is still a pinch point where the road narrows to 5.5m where double parking is likely to be an issue (houses both sides) with still around 350m to the furthest point for a fire appliance, this furthest point is needed to meet the hose distance requirements.

The developer was asked to justify that their layout does not unduly hinder a fire appliance, in all reasonably expected circumstances, such that it can make the expected attendance times to dwellings. Whilst it is understood that the developer has engaged in discussions with GMSFR, to date of this late list (17.03.21), no written confirmation has been received from GMSFR confirming that the proposed layout is acceptable. An update will be provided by Officers at the meeting.

### 3. S106 Obligations

There is an error in the contribution section of the report which does not include additional public open space contributions that the developer agreed to. The financial contributions to be paid to the Council includes:

Public open space: £152,064

Education: £700,985.94

**Total: £853.049.94**