

PLANNING COMMITTEE
Schedule of Supplementary Information

02.06.16

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

**Bolton
Council**

95926/16

Ward	Location
HOBL	LAND AT BLACKHORSE STREET, BLACKROD

Two additional letters of objection (one anonymous) have been received, bringing the number of objections received to 35.

A further letter has been received from a resident of 8 Rydal Close (a property that Members will be visiting during the site visit). The resident raises the following concerns regarding the amended site plan showing dimensions:

- The distances shown on the plan between the proposed dwellings and 8 and 10 Rydal Close only go to the original footprints of the houses (they exclude their extensions) whilst the distance shown between a proposed dwelling and 1 Acresfield is measured to their rear extension (officer's comment: these interface distances (regardless of how they are taken) still meet the minimum recommendations contained within SPD General Design Principles);
- 8 Rydal Close has a kitchen/dining room window in their extension, which is a principal room window (officer's comment: to the rear of the extension is a conservatory, which is not classed as a main room and therefore the interface distance between this and the proposed dwelling at the rear has not been shown on the plan by the applicant. 8 Rydal Close has a detached garage to the south of their extension which screens the proposed development to the south);
- No measurements are shown on the plan between 8 Rydal Close and the dwelling to the south west, which is the closest relationship in the whole proposal; this distance would only be 8m (officer's comment: this relationship is discussed within the officer's report);
- The differences in land levels between 8 Rydal Close and the development need to be taken into consideration. The erection of dwellings so close to their boundary retaining wall at this location may compromise their property and they have a long standing issue of flooding and waterlogging to the rear of their property (officer's comment: the differences in land levels are considered in the officer's report and a condition is recommended to be attached to any approval to require a full topographical report with a Reserved Matters application. Any issue regarding the stability of the retaining structure or the neighbouring dwelling is not a material planning consideration. A condition is also recommended for a sustainable drainage scheme to be submitted with a Reserved Matters application);
- Would dwellings on this plot comply with Building Regulations? (officer's comment: this is not a material planning consideration);
- Has any exploration been done regarding the viability of the proposed dwellings? (officer's comment: this is not a material planning consideration);
- The proposed number of parking spaces does not meet the requirements within the development plan (officer's comment: the proposed parking is assessed within the officer's report and it should be noted that the Council's Highways Engineers have raised no objection to the proposed plans).

96134/16

Ward	Location
BRCR	GROUND FLOOR, 269 DARWEN ROAD, BROMLEY CROSS

The photograph attached to the end of the officer's report has been attached in error. This photograph is of the row opposite the application site and will be displayed (along with other photographs of the site) at the meeting.

96251/16

Ward	Location
WESO	LAND ADJ 6 NEWFIELD COURT, CHURCH ST, WESTHOUGHTON

The plan attached at the rear of the report is an error (page 84) and should be discounted from the assessment of the above application.

96345/16

Ward	Location
WESO	

The applicant has submitted amended plans which show the proposed elevations of the property and also a revised site plan.

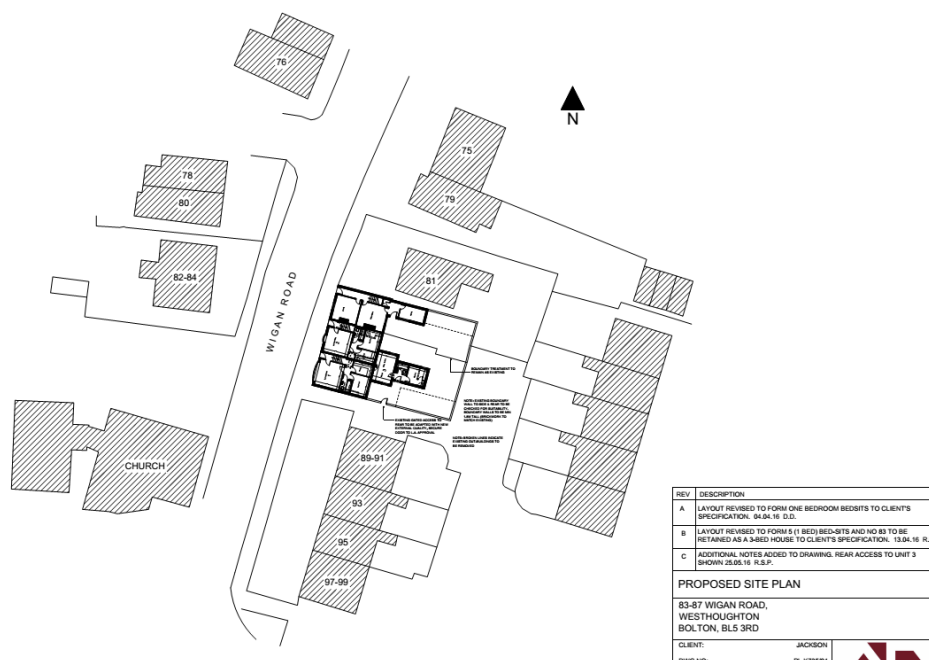
The proposed elevations show that the existing elevations would be improved to give the front elevation of the property a more domestic appearance removing the existing roller shutters and reducing the existing .

The revised site plan highlights pedestrian access for the ground floor rear flat would be accessed from the existing side of the property. In addition, a note has been added to ensure the rear and side boundary walls are all a minimum of 1.8 metres in height. This is in accordance with the recommendations of Greater Manchester Police.

The approved plans condition would be required to be amended also with the addition of a condition regarding boundary details to be submitted.



REV	DESCRIPTION
1	Initial Design
2	Revised Design
3	Final Design
4	Revised Design
5	Final Design
6	Revised Design
7	Final Design
8	Revised Design
9	Final Design
10	Revised Design
11	Final Design
12	Revised Design
13	Final Design
14	Revised Design
15	Final Design
16	Revised Design
17	Final Design
18	Revised Design
19	Final Design
20	Revised Design
21	Final Design
22	Revised Design
23	Final Design
24	Revised Design
25	Final Design
26	Revised Design
27	Final Design
28	Revised Design
29	Final Design
30	Revised Design
31	Final Design
32	Revised Design
33	Final Design
34	Revised Design
35	Final Design
36	Revised Design
37	Final Design
38	Revised Design
39	Final Design
40	Revised Design
41	Final Design
42	Revised Design
43	Final Design
44	Revised Design
45	Final Design
46	Revised Design
47	Final Design
48	Revised Design
49	Final Design
50	Revised Design
51	Final Design
52	Revised Design
53	Final Design
54	Revised Design
55	Final Design
56	Revised Design
57	Final Design
58	Revised Design
59	Final Design
60	Revised Design
61	Final Design
62	Revised Design
63	Final Design
64	Revised Design
65	Final Design
66	Revised Design
67	Final Design
68	Revised Design
69	Final Design
70	Revised Design
71	Final Design
72	Revised Design
73	Final Design
74	Revised Design
75	Final Design
76	Revised Design
77	Final Design
78	Revised Design
79	Final Design
80	Revised Design
81	Final Design
82	Revised Design
83	Final Design
84	Revised Design
85	Final Design
86	Revised Design
87	Final Design
88	Revised Design
89	Final Design
90	Revised Design
91	Final Design
92	Revised Design
93	Final Design
94	Revised Design
95	Final Design
96	Revised Design
97	Final Design
98	Revised Design
99	Final Design
100	Revised Design
101	Final Design
102	Revised Design
103	Final Design
104	Revised Design
105	Final Design
106	Revised Design
107	Final Design
108	Revised Design
109	Final Design
110	Revised Design
111	Final Design
112	Revised Design
113	Final Design
114	Revised Design
115	Final Design
116	Revised Design
117	Final Design
118	Revised Design
119	Final Design
120	Revised Design
121	Final Design
122	Revised Design
123	Final Design
124	Revised Design
125	Final Design
126	Revised Design
127	Final Design
128	Revised Design
129	Final Design
130	Revised Design
131	Final Design
132	Revised Design
133	Final Design
134	Revised Design
135	Final Design
136	Revised Design
137	Final Design
138	Revised Design
139	Final Design
140	Revised Design
141	Final Design
142	Revised Design
143	Final Design
144	Revised Design
145	Final Design
146	Revised Design
147	Final Design
148	Revised Design
149	Final Design
150	Revised Design
151	Final Design
152	Revised Design
153	Final Design
154	Revised Design
155	Final Design
156	Revised Design
157	Final Design
158	Revised Design
159	Final Design
160	Revised Design
161	Final Design
162	Revised Design
163	Final Design
164	Revised Design
165	Final Design
166	Revised Design
167	Final Design
168	Revised Design
169	Final Design
170	Revised Design
171	Final Design
172	Revised Design
173	Final Design
174	Revised Design
175	Final Design
176	Revised Design
177	Final Design
178	Revised Design
179	Final Design
180	Revised Design
181	Final Design
182	Revised Design
183	Final Design
184	Revised Design
185	Final Design
186	Revised Design
187	Final Design
188	Revised Design
189	Final Design
190	Revised Design
191	Final Design
192	Revised Design
193	Final Design
194	Revised Design
195	Final Design
196	Revised Design
197	Final Design
198	Revised Design
199	Final Design
200	Revised Design
201	Final Design
202	Revised Design
203	Final Design
204	Revised Design
205	Final Design
206	Revised Design
207	Final Design
208	Revised Design
209	Final Design
210	Revised Design
211	Final Design
212	Revised Design
213	Final Design
214	Revised Design
215	Final Design
216	Revised Design
217	Final Design
218	Revised Design
219	Final Design
220	Revised Design
221	Final Design
222	Revised Design
223	Final Design
224	Revised Design
225	Final Design
226	Revised Design
227	Final Design
228	Revised Design
229	Final Design
230	Revised Design
231	Final Design
232	Revised Design
233	Final Design
234	Revised Design
235	Final Design
236	Revised Design
237	Final Design
238	Revised Design
239	Final Design
240	Revised Design
241	Final Design
242	Revised Design
243	Final Design
244	Revised Design
245	Final Design
246	Revised Design
247	Final Design
248	Revised Design
249	Final Design
250	Revised Design
251	Final Design
252	Revised Design
253	Final Design
254	Revised Design
255	Final Design
256	Revised Design
257	Final Design
258	Revised Design
259	Final Design
260	Revised Design
261	Final Design
262	Revised Design
263	Final Design
264	Revised Design
265	Final Design
266	Revised Design
267	Final Design
268	Revised Design
269	Final Design
270	Revised Design
271	Final Design
272	Revised Design
273	Final Design
274	Revised Design
275	Final Design
276	Revised Design
277	Final Design
278	Revised Design
279	Final Design
280	Revised Design
281	Final Design
282	Revised Design
283	Final Design
284	Revised Design
285	Final Design
286	Revised Design
287	Final Design
288	Revised Design
289	Final Design
290	Revised Design
291	Final Design
292	Revised Design
293	Final Design
294	Revised Design
295	Final Design
296	Revised Design
297	Final Design
298	Revised Design
299	Final Design
300	Revised Design
301	Final Design
302	Revised Design
303	Final Design
304	Revised Design
305	Final Design
306	Revised Design
307	Final Design
308	Revised Design
309	Final Design
310	Revised Design
311	Final Design
312	Revised Design
313	Final Design
314	Revised Design
315	Final Design
316	Revised Design
317	Final Design
318	Revised Design
319	Final Design
320	Revised Design
321	Final Design
322	Revised Design
323	Final Design
324	Revised Design
325	Final Design
326	Revised Design
327	Final Design
328	Revised Design
329	Final Design
330	Revised Design
331	Final Design
332	Revised Design
333	Final Design
334	Revised Design
335	Final Design
336	Revised Design
337	Final Design
338	Revised Design
339	Final Design
340	Revised Design
341	Final Design
342	Revised Design
343	Final Design
344	Revised Design
345	Final Design
346	Revised Design
347	Final Design
348	Revised Design
349	Final Design
350	Revised Design
351	Final Design
352	Revised Design
353	Final Design
354	Revised Design
355	Final Design
356	Revised Design
357	Final Design
358	Revised Design
359	Final Design
360	Revised Design
361	Final Design
362	Revised Design
363	Final Design
364	Revised Design
365	Final Design
366	Revised Design
367	Final Design
368	Revised Design
369	Final Design
370	Revised Design
371	Final Design
372	Revised Design
373	Final Design
374	Revised Design
375	Final Design
376	Revised Design
377	Final Design
378	Revised Design
379	Final Design
380	Revised Design
381	Final Design
382	Revised Design
383	Final Design
384	Revised Design
385	Final Design
386	Revised Design
387	Final Design
388	Revised Design
389	Final Design
390	Revised Design
391	Final Design
392	Revised Design
393	Final Design
394	Revised Design
395	Final Design
396	Revised Design
397	Final Design
398	Revised Design
399	Final Design
400	Revised Design
401	Final Design
402	Revised Design
403	Final Design
404	Revised Design
405	Final Design
406	Revised Design
407	Final Design
408	Revised Design
409	Final Design
410	Revised Design
411	Final Design
412	Revised Design
413	Final Design
414	Revised Design
415	Final Design
416	Revised Design
417	Final Design
418	Revised Design
419	Final Design
420	Revised Design
421	Final Design
422	Revised Design
423	Final Design
424	Revised Design
425	Final Design
426	Revised Design
427	Final Design
428	Revised Design
429	Final Design
430	Revised Design
431	Final Design
432	Revised Design
433	Final Design
434	Revised Design
435	Final Design
436	Revised Design
437	Final Design
438	Revised Design
439	Final Design
440	Revised Design
441	Final Design
442	Revised Design
443	Final Design
444	Revised Design
445	Final Design
446	Revised Design
447	Final Design
448	Revised Design
449	Final Design
450	Revised Design
451	Final Design
452	Revised Design
453	Final Design
454	Revised Design
455	Final Design
456	Revised Design
457	Final Design
458	Revised Design
459	Final Design
460	Revised Design
461	Final Design
462	Revised Design
463	Final Design
464	Revised Design
465	Final Design
466	Revised Design
467	Final Design
468	Revised Design
469	Final Design
470	Revised Design
471	Final Design
472	Revised Design
473	Final Design
474	Revised Design
475	Final Design
476	Revised Design
477	Final Design
478	Revised Design
479	Final Design
480	Revised Design
481	Final Design
482	Revised Design
483	Final Design
484	Revised Design
485	Final Design
486	Revised Design
487	Final Design
488	Revised Design
489	Final Design
490	Revised Design
491	Final Design
492	Revised Design
493	Final Design
494	Revised Design
495	Final Design
496	Revised Design
497	Final Design
498	Revised Design
499	Final Design
500	Revised Design
501	Final Design
502	Revised Design
503	Final Design
504	Revised Design
505	Final Design
506	Revised Design
507	Final Design
508	Revised Design
509</	



96389/16

Ward	Location
GRLE	183 CRESCENT ROAD, BOLTON

Members are advised that GM Police have made a number of comments relating to the post office and flat use; however, as these are existing uses and not the subjects of this planning application, the comments would be provided to the Applicant via an advisory note on the decision notice.

