

PLANNING COMMITTEE
Schedule of Supplementary Information

04.06.2015

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

**Bolton
Council**

91387/14

Ward	Location
RUMW	BMW BUILDINGS, HIGH STREET, BOLTON, BL3 6TA

The application was deferred by Members at the May 2015 Planning Committee to enable the applicant to provide clarification on the following matters:

- What use will the building be put to;
- Where parking will be;
- Pedestrian safety into the building – where are the access / egress points for the use;
- What other uses are within the building? Is it possible to provide a plan which shows this information (even just a sketch...);
- Is any outdoor play space to be provided? (I assume not given the use...). If there is please provide a plan showing where it is to be located.

Members key concern was that the proposed use was compatible with the existing / potential future uses of the property as a whole.

The applicant has provided a plan which is attached which shows how the proposed use would be accessed together with where the fire exits would be located.

1) Health and Safety Concerns

The submitted layout is a proposed layout that will be developed should approval be granted upon which the premises will receive significant investment. The statutory obligations under Building Regs are indicated and will include the following :

The main entrance and designated corridors will be fire protected in accordance with Approved Document B (Fire), including 1 hour protection to walls and separating floors/ceilings and a fire detection system to BS 5839-01 (2002).

All doors will be self-closing fire doors with the required ironmongery and all walkways with the appropriate lighting, fire exit signs, sounders and smoke detection.

Firefighting equipment, fire exits within the required travel distances and fire safety management procedures will be provided with appropriate training to the responsible/designated persons.

Similarly, provisions to comply with the other Approved Documents of the Building Regs e.g. Sound (AD - E), Ventilation (D - F), etc will be complied with. As you may or may not be aware, a Building Regs application has been submitted to your colleagues but is on hold pending the current process.

Consultation with the Fire Services is a statutory requirement of the Building Regs process.

2) Access

To clarify this, the building has another floor below the development site, which is accessed from High Street by a tyre fitting unit and a clothes packaging unit. There are two further floors above which have been vacant for a long period of time and also access from High Street.

The proposed development is located on the first floor and is accessed from its own dedicated entrance which is situated on Swan Lane. There is therefore complete separation and segregation of day to day operational access and egress in access points for this floor.

The proposal includes an access point at Back Bowness Street for DDA compliance (Approved Document M) and this has been selected because it is the lowest height that can be accessed without interfering with the car parking spaces on Swan Lane.

There are additional access points from High Street side and the Bolton Muslim Girls School Side. These are existing emergency fire exits as shown on the plans and we can confirm that these are not intended to be used as access points. The applicant is content for these to be closed but I am of the opinion that this will not be allowed by either Building Control or the Fire Service due to travel distances. However, I can firmly allay any fears that there will NOT be any secondary access points on High Street or the BMGS side.

3) Car Parking

The car parking spaces shown on the Swan Lane side are the spaces designated for the proposed development. The car park accessed from High Street provide parking spaces designated for the other uses within the building. This clearly shows that there is complete segregation between the various users in the building. The applicant would again reiterate the point that the facility serves the local community and the overwhelming majority of users, who live in the terraced streets adjacent, will walk to the site.

4) Users

The evening classes will be for children attending supplementary education classes known as a Madrassah. This use is for religious education based on the principles I outlined to you last week for early evening for children. It would be wrong therefore to treat or compare this application to a fully functional school as a school has different requirements set out by Ofsted.

It is intended that during the day we will operate adult education and training classes based on the Madrassah model.

5) Conflict with other users

The two upper floors of the building are currently vacant and have been so for some years. The owners have advised the applicant that they have no plans at present to bring this into use.

As we have detailed above due to the topography of the site the first floor of the mill, being the proposed development site, has a designated entrance off Swan Lane where the rest of the Mill is accessed and served from High Street. The car parking for the development site is off Swan Lane where the rest of the building has car parking off High Street.

Due to the provisions of the building regulations mentioned above, there will be complete physical fire separation between this floor and the floors above and acoustic treatment and separation to ensure there is no noise transmission from either side. Therefore, in terms of the statutory provision, there is no reason why different uses cannot co-exist safely without compromising the safety, well-being and welfare of the children.

The applicant takes safeguarding of children very seriously and is confident that there will be effective separation, segregation and management in place to minimise any risks and ensure the children safety and well-being. There is a fire escape which leads into the common area off High Street, however in the event of a fire this will be supervised and managed.

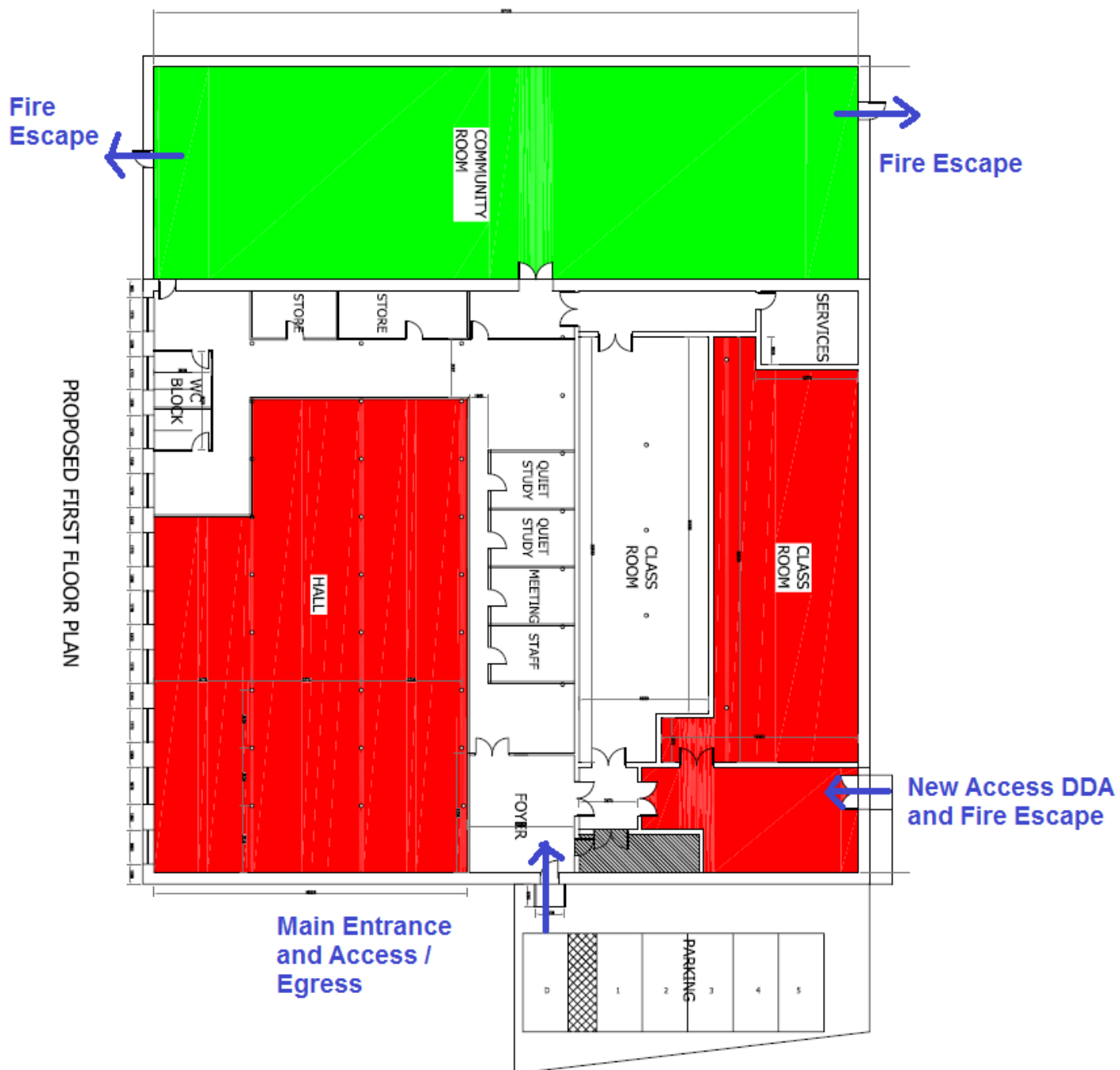
In summary the applicant fully appreciates that the current building requires significant investment. Their vision is to provide good quality, spacious, safe, modern state of the art learning environment for the learners. The space offered by the development site offers an excellent opportunity to achieve this. Out phased approach will allow us to develop the building to a good standard as we will not initially need the whole area.

Also, the requirements set out by building regulations will ensure that the premises meet all the current requirements and standards for access, egress, heating ventilation, noise, etc.

Our plans clearly show that this the proposed development can co-exist with the other users without compromising the learning or safety of the children.

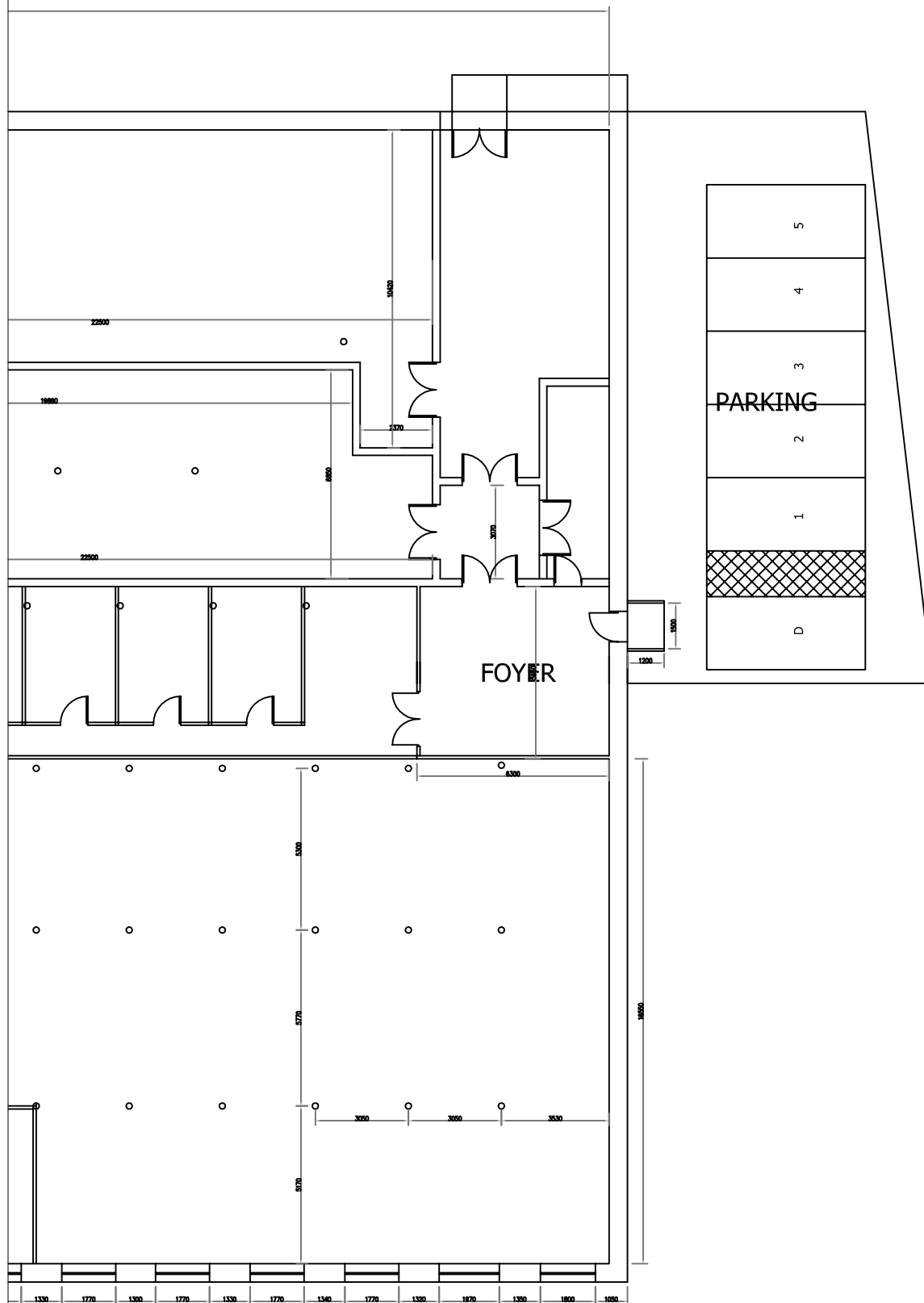
We have attached a plan showing our means of access, egress and means of escape

We trust this addresses the issues raised.

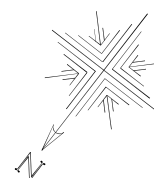


Swan Lane

BACK BOWNESS ROAD



SWAN LANE



PROPOSED SITE PLAN

93369/14

Ward	Location
BRCR	20 OLD QUARRY LANE, EGERTON, BOLTON, BL7 9EU

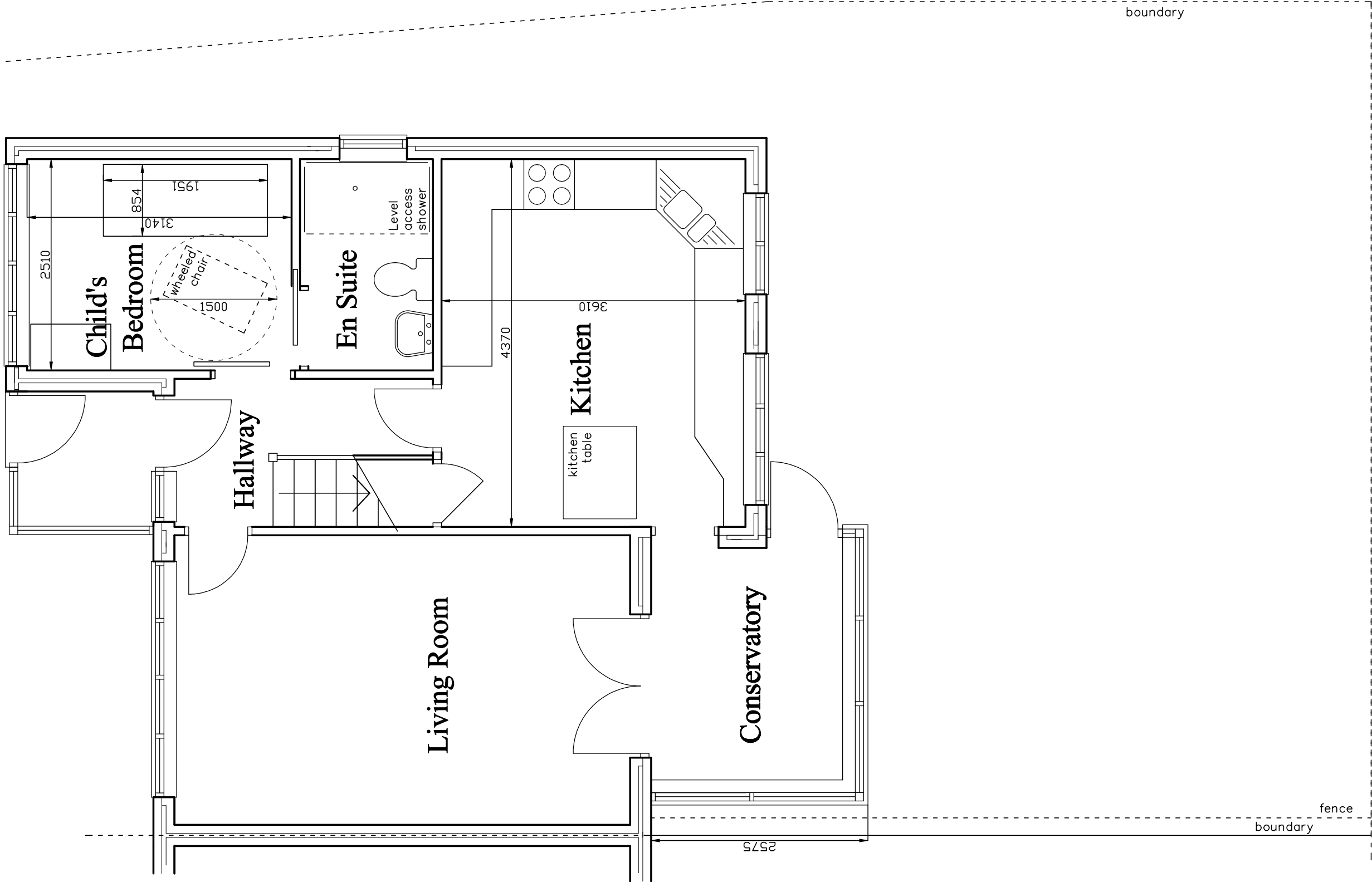
The attached amended plan has been received, which moves the proposed extension 1 metre away from the party boundary with 18 Old Quarry Lane (as requested by Members at the last meeting). The applicant has shown on their amended plan a difference between the true party boundary and the line of the existing fence, as they believe that the existing fence has been installed 200mm away from the true party boundary.

The length/projection of the proposed extension has also been increased by just under 0.3 metres, and the width has been increased by just over 0.2 metres. The applicant's occupational therapist has explained it is now essential that the disabled resident has minimum turning circles of 2 metres in diameter (rather than the originally proposed 1.8 metres) due to recent growth.

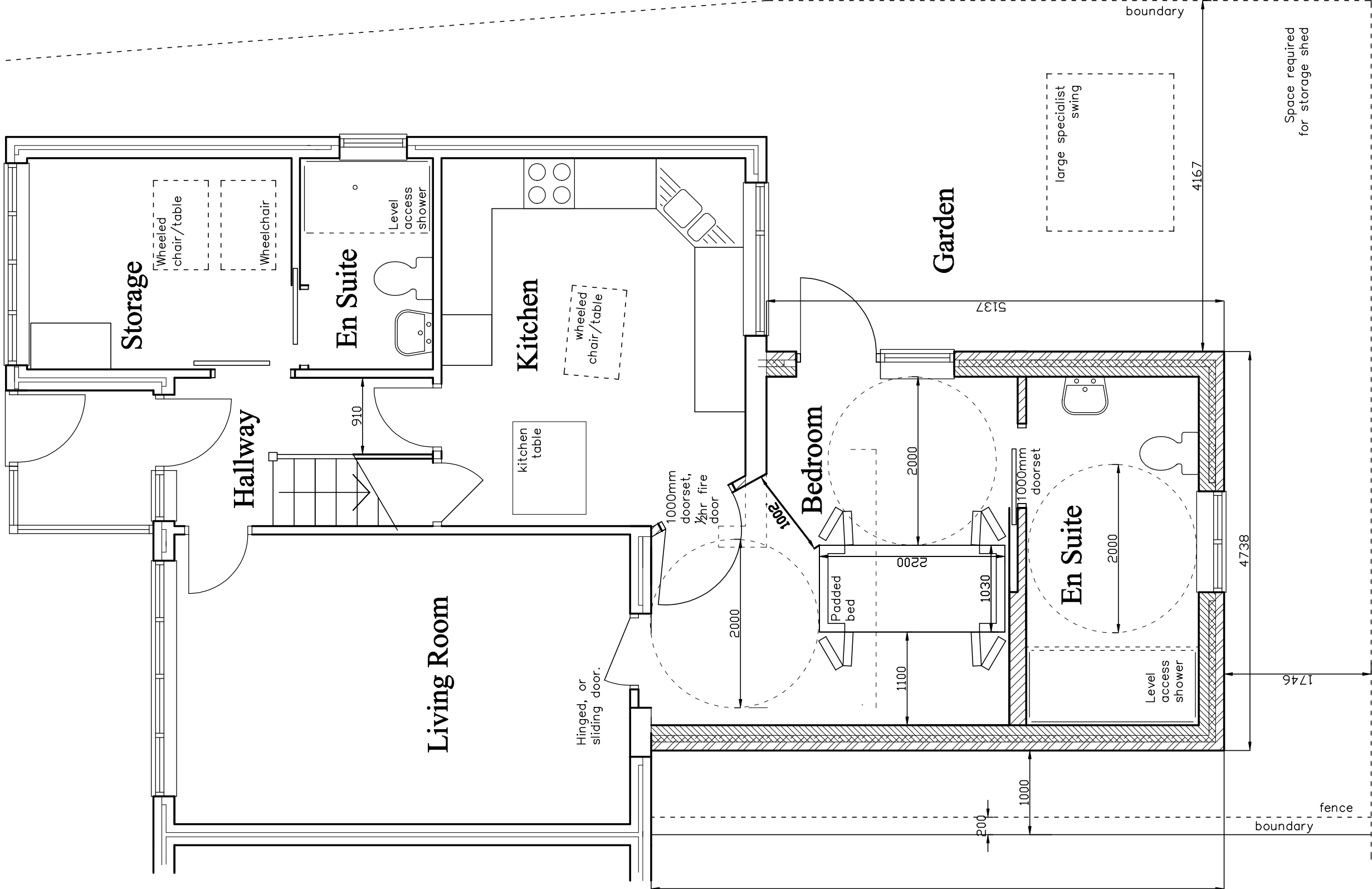
The applicant's occupational therapist has also explained that the 1.1 metre space by the side of the bed is required as the minimum opening space for the bed door is 0.4 metres, the minimum space allowed for the carer is 0.5 metres, and an addition 0.2 metres is required to allow for space to manoeuvre more easily and allow for further growth of the resident (as he has the potential to grow over the next few years and as he does his equipment would need to be changed). They state that the additional 0.2 metres in width is essential as it is highly likely that the adaptation would not meet the disabled resident's needs in the near future without accommodating for change (which would also be a waste of public funds and may result in the resident not being able to remain at home with his family).

The applicant has been asked if it would be possible to "step" the proposed en suite part of the extension further away from the boundary. They have replied by stating that this would not be possible as there would not be enough garden space/room for the disabled resident's swing left (which is very important to the family), light will be further removed from the applicant's kitchen (the kitchen will already be compromised for light by having one window removed), and access into the en suite is preferred to be "straight in" rather than "dog legged". The applicant has also stated that the dimensions of the swing shown on the submitted plans are incorrect; it should be 2.4 by 2.8 metres rather than the shown 1.5 by 1.8 metres.

The applicant has also justified why the proposed extension cannot be accommodated on the opposite side of the dwelling (closer to no.22), stating that the reorientation of the bed would impede on access from the kitchen into the bedroom and that there would be limited space for a ramp in the garden and reduced light to the kitchen.



EXISTING GROUND
FLOOR & SITE PLAN



PROPOSED GROUND
FLOOR & SITE PLAN

J	Boundary shown, extensions adjusted.	02.06.15
H	Turning circles increased.	28.05.15
G	Extension moved 1m.	18.05.15
E	Alternative layouts.	12.04.15
D	Flat roof & shower room moved.	07.02.15
C	Extension added to site plan.	07.01.15
B	Amendments & elevations added.	09.12.14
A	General amendments.	02.12.14

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Client:	L. SCOVACROFT
Contract:	20 OLD QUARRY LANE, BROMLEY CROSS, BOLTON BL7 9EU
Title:	EXISTING & PROPOSED PLANS & ELEVATIONS AND SITE PLAN

Scale:	Date:	Dwg No:	Rev:
1:50 @A1	Oct '14	4927/01	J
1:100 @A1	Risks Assessed by:	Drawn By:	C.J.
1:200 @A1			

DO NOT SCALE OFF DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO WORKS. ANY DISCREPANCIES TO BE REPORTED TO THE CONTRACTOR.
©- THIS DRAWING IS COPYRIGHT

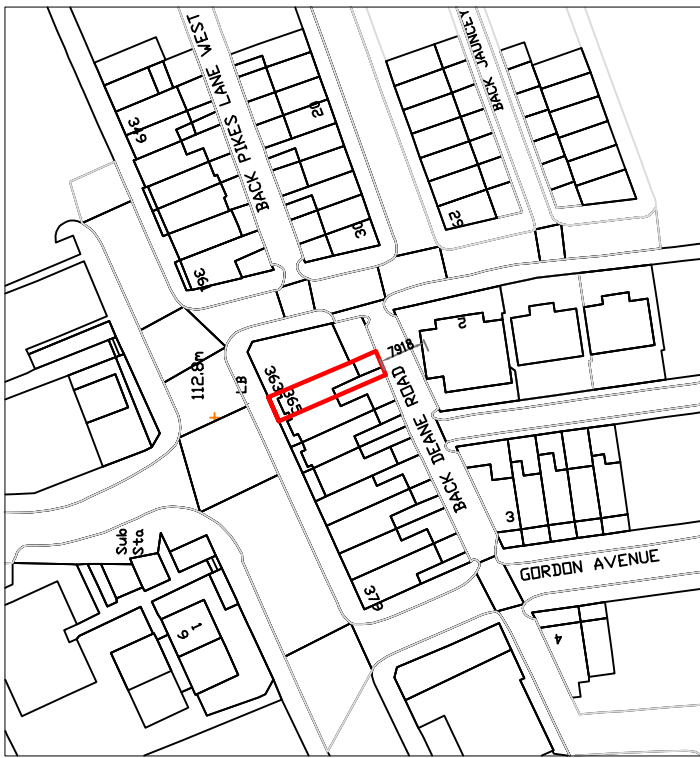
BUILDING NOTES
This drawing has been prepared for the purposes of obtaining Planning Approval, it is not intended as a full construction service. The contractor must ensure that the building is constructed in accordance with the Building Regulations and any other applicable regulations. This drawing must be read in conjunction with any structural or any other specialist information provided. The contractor must ensure that the building is constructed in accordance with the Building Regulations 2007, a CDM coordinator should be appointed to comply with the regulations. All workmanship and materials are to comply with the Building Regulations 2007. The contractor must ensure that the building is constructed in accordance with the manufacturer's instructions or specifications. All materials shall be suitable for their purpose. The contractor shall take into account the weathering measures and the construction of the works whether or not indicated on the drawings.
WALLS
Brick: to match existing.
Roof: Tile to match existing roof.
WINDOWS & DOORS
Brown Upvc.

93577/15

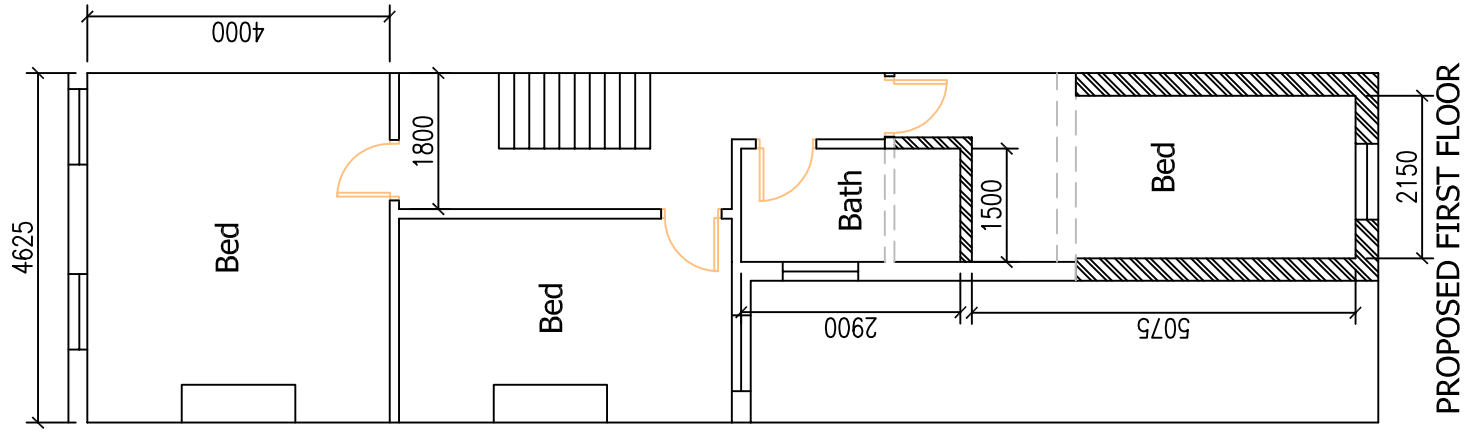
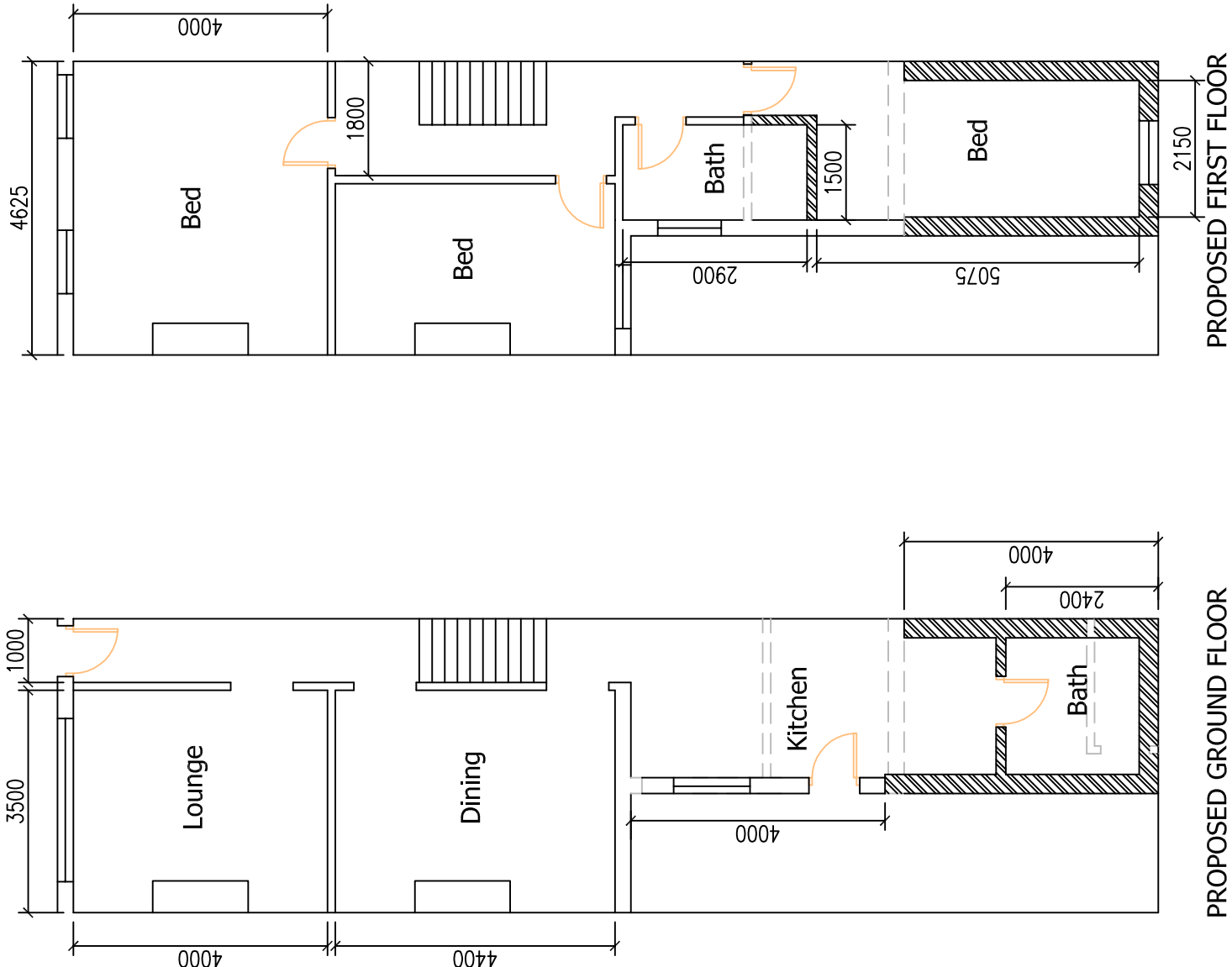
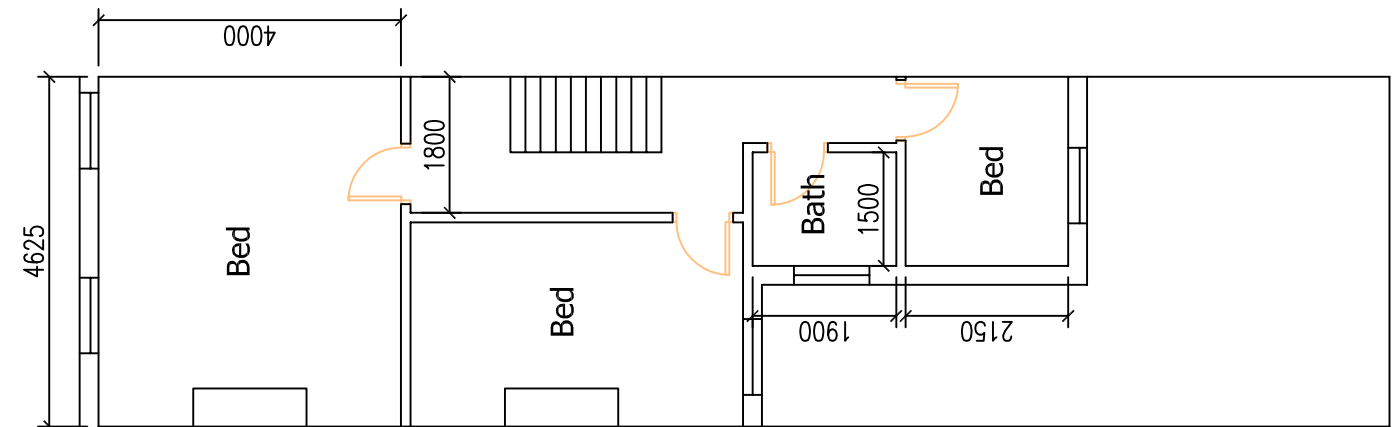
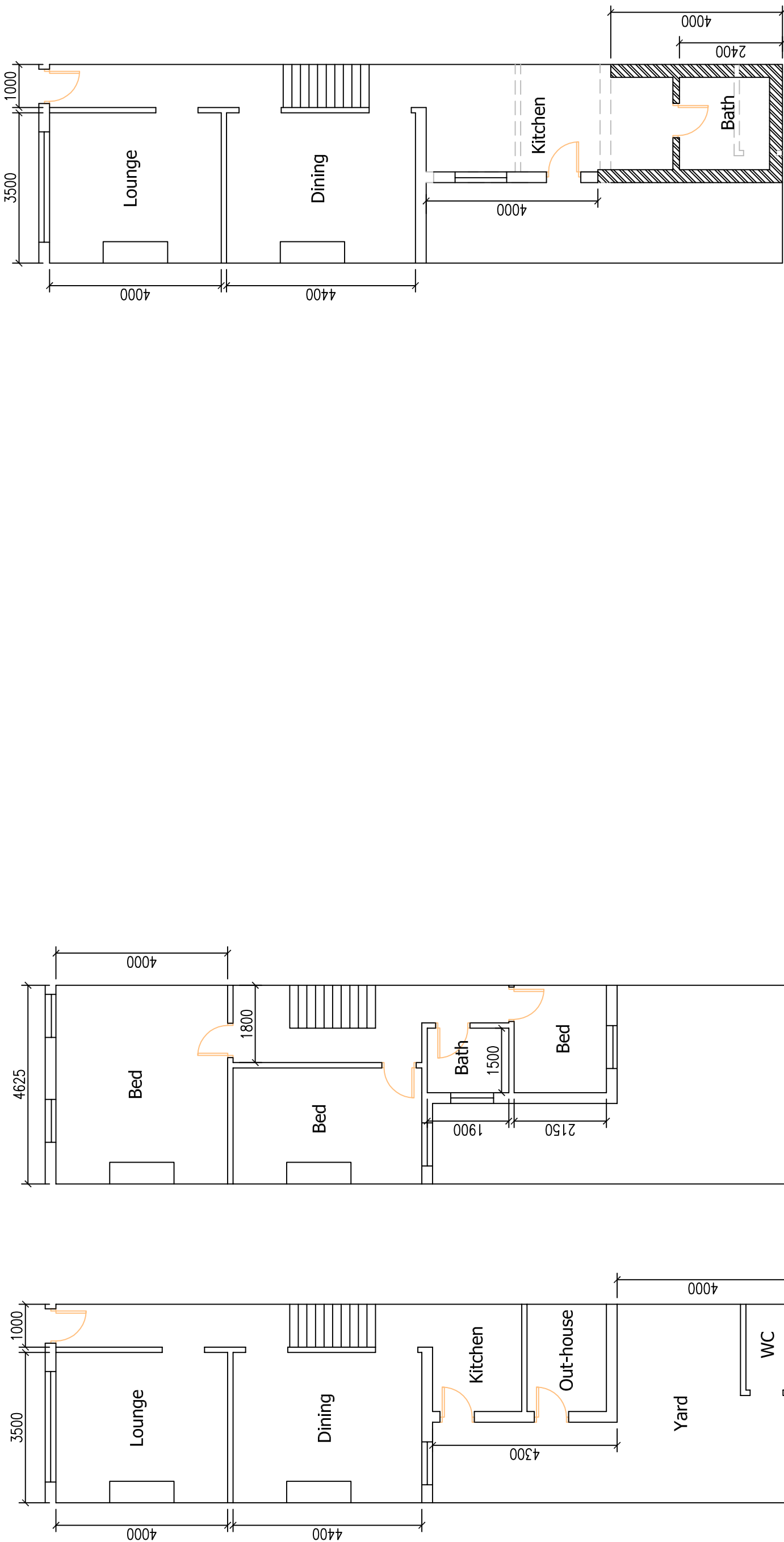
Ward	Location
RUMW	365 DEANE ROAD, BOLTON, BL3 5HL

The applicant has not been forthcoming with an amendment to reduce the extension and wishes to proceed as per the attached drawing, which omits the single storey element from the original proposal.

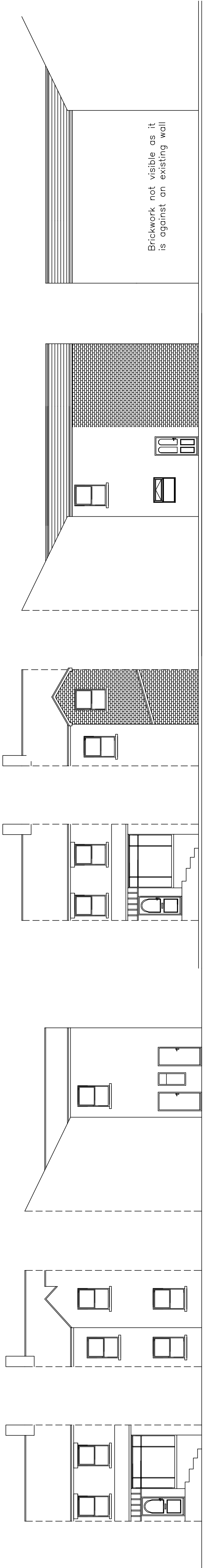
The officer's recommendation to refuse remains the same for the reasons outlined within the report.



LOCATION PLAN (1:1250)
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Ordnance Survey 0100031673



BLOCK PLAN (1:500)



Owner to ensure compliance with Party Wall Act 1996 - further info available at
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/133214.pdf>

Date	Rev.	Initials
13/5/15	A.	RA
	B.	RA

This drawing is subject to copyright and is not to be reproduced in part or whole without approval.
Figured dimensions take precedence over scaled measurements from the drawing. All dimensions to be checked by Contractor and discrepancies clarified with the Client prior to commencement.
The whole of the works to comply with current Building Regulations. No work to commence without Building Regulations approval.

Notes

Client	MR ISMAIL KADVA
Project	365 DEANE ROAD BOLTON BL3 5HL
Drawn	RA
Date	FEBRUARY 2015
Scale	1:100
Drawing Number	RAD/1165/15/1/RevB

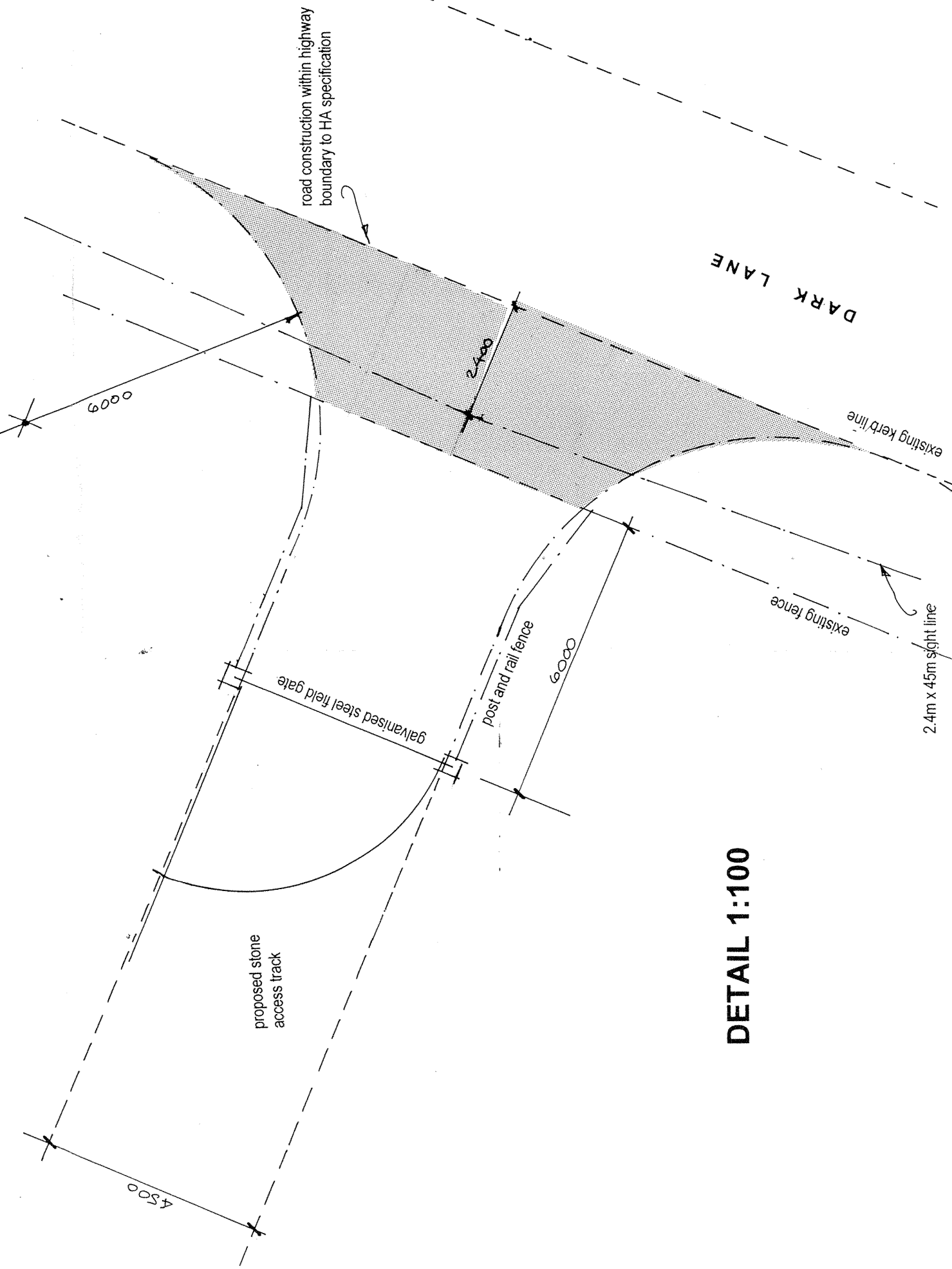
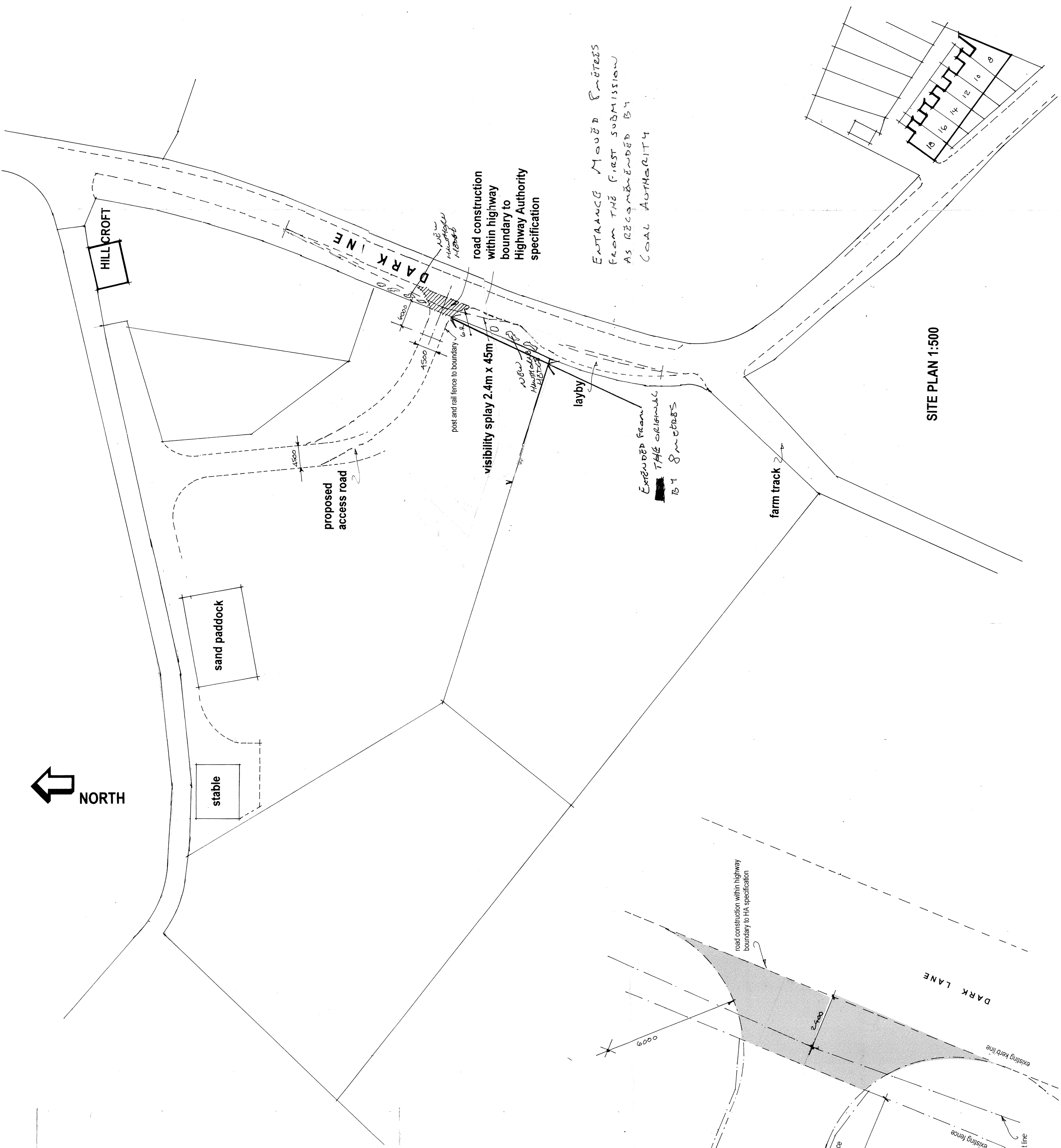
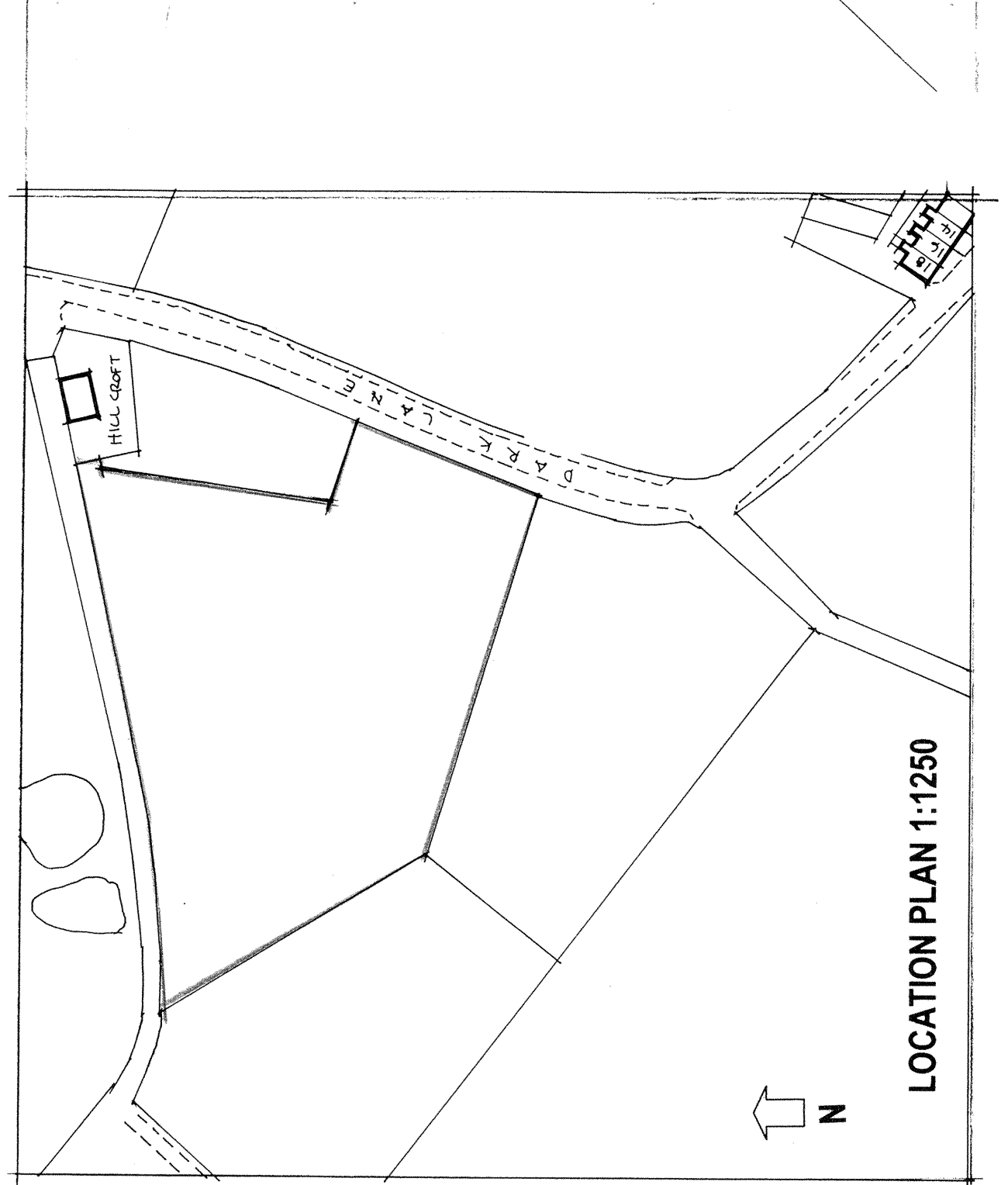
93652/15

Ward	Location
HOBL	HILLCROFT, DARK LANE, BLACKROD, BOLTON, BL6 5JL

On the advice of the Coal Authority, the applicant has amended the location of the proposed access onto Dark Lane by moving it 8 metres further north than the originally proposed access point (as shown on the attached amended plan). This is to avoid a recorded mine entry, which extends into the south half of the application site. The Coal Authority has withdrawn its initial objection following the amendment.

The Council's Highways Engineers have advised that the amended location is also acceptable in highway safety terms, but comment that the proposed gate posts must be set back at least 0.5 metres from the edge of the carriageway and that the proposed hawthorn hedge (to infill where work has already commenced for the originally proposed access point) must be located within the applicant's site and not within the highway. These two requirements are therefore suggested by conditions.

A further condition is also suggested to ensure that the existing access to Hillcroft (which the applicant claims is dangerous) is closed to vehicles prior to the new access first being used.



ENTRANCE MAINTENANCE
FROM THE FIRST SUBMISSION
AS RECOMMENDED BY
COAL AUTHORITY

EXCLUDED FROM
THE ORIGINAL
BY 8 METRES

date: May 2014		
project / address	PROPOSED VEHICULAR ACCESS. HILL CROFT, DARK LANE, LITTLE SCOTLAND, BLACKROD, BOLTON. BL6 5JL.	
drawing number	PB/01/14	

93834/15

Ward	Location
SMIT	99 LONSDALE ROAD, BOLTON, BL1 4PN

A further letter (from Mencap) has been received confirming the applicant's brother's disabilities and that he needs to have access to sufficient bedroom and bathroom space.