

PLANNING COMMITTEE
Schedule of Supplementary Information

2nd September 2021

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

**Bolton
Council**

09635/20

| | |
|------|--------------------|
| Ward | Location |
| ASBR | 721 BLACKBURN ROAD |

The Council's Landscape Officers have requested that the following landscape management plan condition be attached, should the application be approved:

"A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules and plans for all landscape areas shall be submitted to, and approved in writing by the Local Planning Authority prior to planting commencement and the landscape management shall be carried out in accordance with the approved plan over the period specified."

The Council's Start Well Service has commented that there is already sufficient childcare in the area and therefore would question a new nursery, in terms of its impact on current nursery provision in the area and whether they would be able to fill the planned provision.

The applicant has responded to this comment by stating that the proposed nursery will be unique in catering for different cultures, by providing multilingual carers and early learning staff. This will welcome all cultures and parents to support their needs in a multicultural environment. The opening of the proposed nursery would also follow the closure of the former neighbouring The Elms Nursery; the closure of this has affected waiting lists, having provided over 50 nursery places. The applicant states that the closest nursery to the application site is the Little Lambs Nursery at 771 Blackburn Road, which has a waiting list up to September 2020.

The applicant has also referred to the Government's scheme for free childcare and notes that children from less advantaged backgrounds often start school months behind their peers and that good quality childcare can help reduce this gap. The applicant would like to support this.

The applicant has also stated that their parent feedback shows that some parents do not want to send their children to the current childcare provision as not all providers are suitable for everyone. They believe that the choice of provider should be left to the parents and not up to private providers to determine whether there is sufficient, suitable childcare in the area. They comment that Start Well have not given any examples or evidence to support their comments and the applicant's research shows otherwise.

Further to the amended plans being received, 9 additional letters of objection have been received from members of the public who had already objected to the original plans. They continue to object to the proposal for the reasons cited in the officer's report.

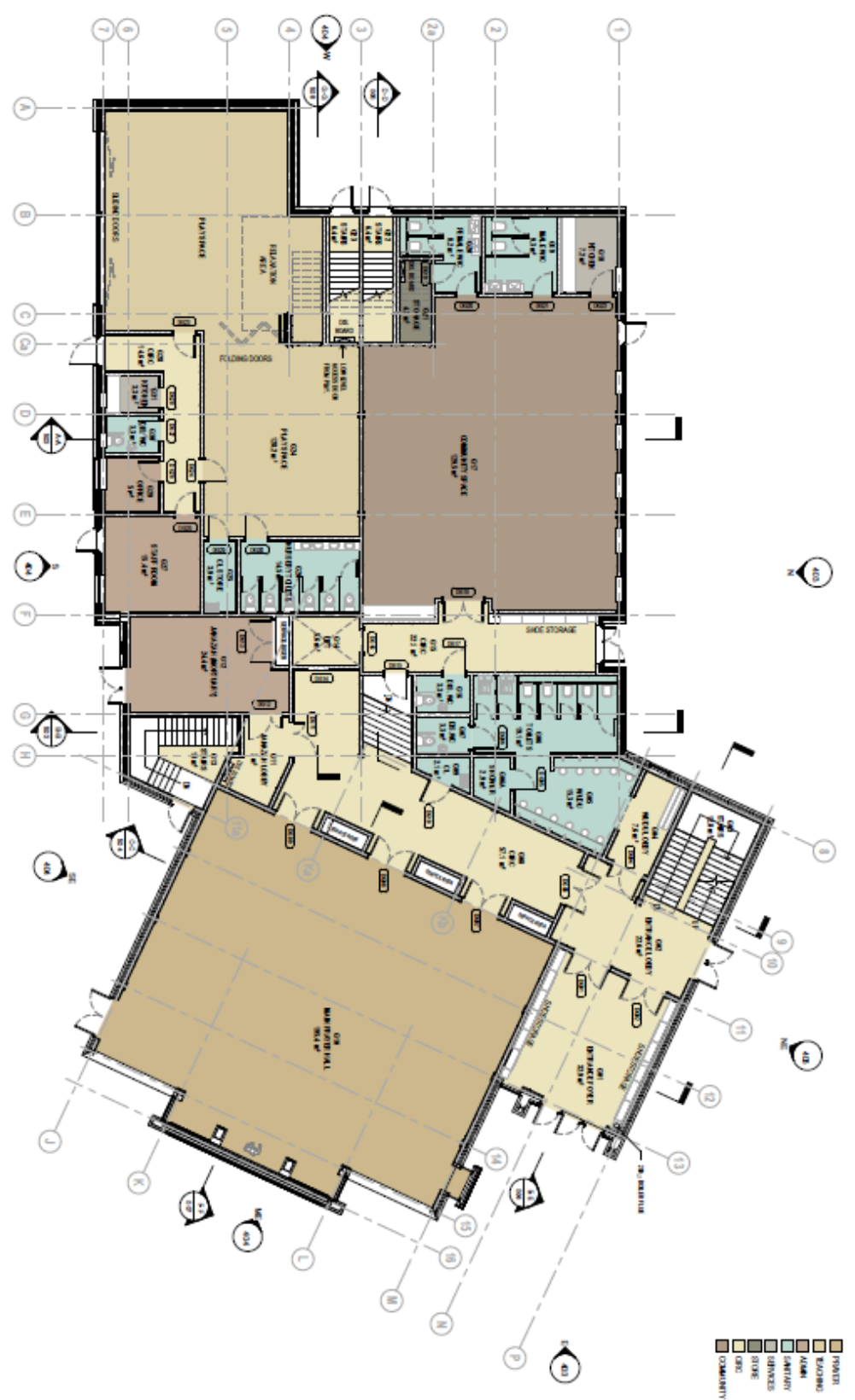
For information, attached are the proposed floor plans for the building:



PROPOSED BASEMENT FLOOR PLAN

1:100

PROPOSED GROUND FLOOR PLAN



- WAREHOUSE
- RECEPTION
- OFFICE
- SANITARY
- SERVICES
- STORE
- CORRIDOR

11534/21

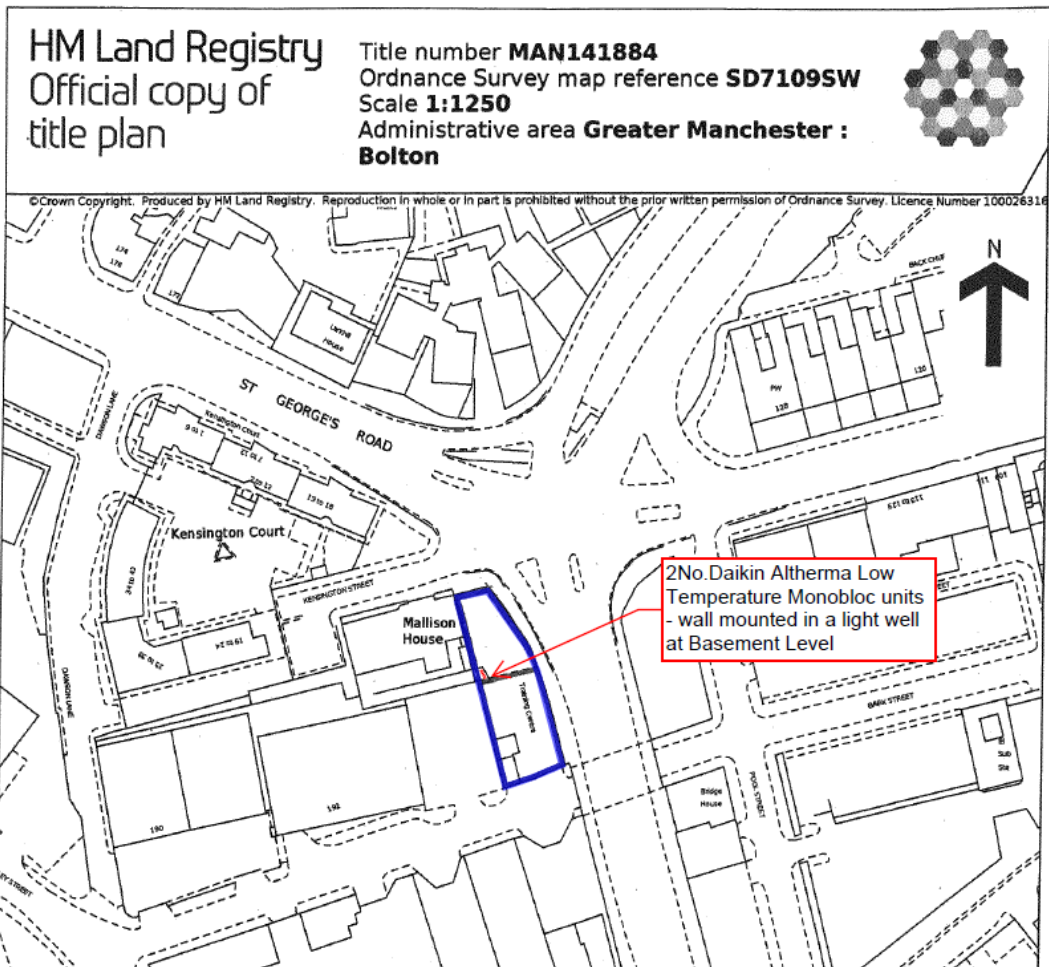
| | |
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| Ward | Location |
| CROM | FORMER SITE OF FIRWOOD SPECIAL SCHOOL, CROMPTON WAY, BOLTON, BL2 3AF |

Further information has been submitted regarding the boundary treatment. The proposed dwarf wall has been removed and replaced with a 2.4 metre high railing. Detailed design of the railings will be secured by planning condition. The Council's Trees and Woodland manager has confirmed there are no objections subject to Condition 4 also referring to the existing hedgerow at the front boundary of the site.

GMEU officers have reviewed the additional Great Crested Newt (GCN) survey work and agree with the conclusion of the survey work i.e. no evidence of GCN presence was identified in either of the two ponds. They do request that a pre commencement condition be added to require a separate Construction Management Environmental Management Plan to be submitted which deals specifically with biodiversity. Officers recommend that this condition is added to the final decision notice if members are minded to grant planning permission for the scheme.

No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.

- 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.***
is prepared, approved and implemented in full



Area policy OA3 as noted in paragraphs 15 and 17 of the Officer's report should be substituted with policy TC10.

| 11582/21 | |
|----------|--------------------------------------|
| Ward | Location |
| TOHA | THICKETFORD CENTRE, THICKETFORD ROAD |

The proposal has been amended from 1no. air source heat pumps to 2 and the description has been amended to reflect this. Neighbours have been reconsulted for a period of 7 days due to these changes and therefore the recommendation will remain approve subject to conditions and the decision will be delegated to the director.

The agent has provided a plan to show that the 2no. air source heat pumps will not be installed at ground level but will be wall mounted and this would have no additional impact onto the character and appearance of the building or area. This is shown on plan ref: Elevation showing proposed location of ASHP – Drawing number 60654197_TC_PLANNING_001_REV_T0, date scanned 26th August 2021 and the image below.



Proposed location of
2no Daikin Atherma
EDLA16D3V3 ASHP
H= 870mm
W= 1380mm
D= 460mm

Condition 3 has subsequently been amended in line with the above plans.