

**Planning Applications Report**

**Planning Committee**  
**24<sup>th</sup> March 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](http://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](http://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.

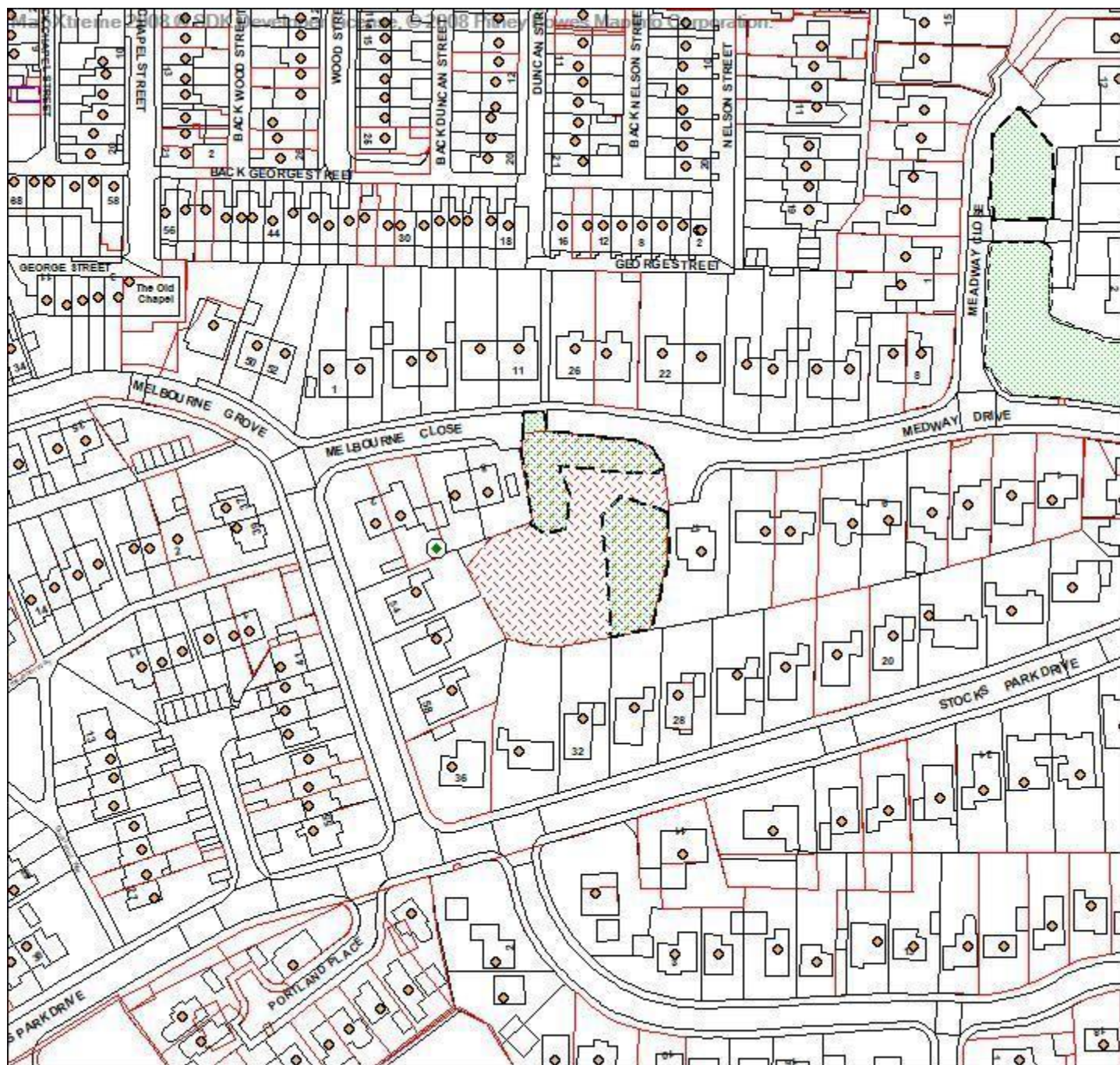
The following abbreviations are used within this report: -

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](http://www.bolton.gov.uk/planapps)

# Application number 12610/21



Directorate of Place  
Development Management Section

Town Hall, Bolton, Lancashire, BL1 1RU  
Telephone (01204) 333 333

# Bolton Council

Reproduction from the Ordnance Survey Map with the  
permission of the Controller of H.M. Stationery Office. Crown  
Copyright and may lead to prosecution or civil proceedings.

Crown Copyright and database rights 2018. 0100019389



**Date of Meeting: 24/03/2022**

**Application Reference: 12610/21**

**Type of Application: Full Planning Application**

**Registration Date: 12/11/2021**

**Decision Due By: 06/01/2022**

**Responsible Officer: Mubeen Patel**

**Location: LAND AT MEDWAY DRIVE, HORWICH, BOLTON**

**Proposal: ERECTION OF A DETACHED DWELLING WITH ACCESS FROM MEDWAY DRIVE**

**Ward: Horwich North East**

**Applicant: Ms D Warren**

**Agent : Roman Summer Associates Ltd**

## **Officers Report**

**Recommendation: Approve subject to conditions**

### **Executive summary**

- The application is for the erection of a detached dwelling with access off Medway Drive.
- This application is before Members at the request of Councillors McKeon and Silvester.
- A total of 23 letters of objection and 16 letters in support of the application have been received.
- For the reasons discussed within this report, Officers consider that the proposed development would not harm the character and appearance of the surrounding area, would not unduly harm the amenity of any neighbouring residents and would provide satisfactory mitigation for the loss of trees and has the potential to provide a net gain in biodiversity.
- It is considered that the proposed development complies with the Council's development plan policies and the National Planning Policy Framework, and Members are therefore recommended to approve the application.

### **Proposal**

1. Permission is sought for the erection of a detached bungalow located centrally within an open plot positioned towards the bottom of Medway Drive. Access would be taken from Medway Drive which would lead to the drive and attached garage to the side. Private amenity space would be provided to the rear.
2. The bungalow would measure 25m x 10m whilst its height would be 2.6m to eaves level and 6.3m in total height. The bungalow would consist of a dual-pitched roof design with a small porch to the front.
3. Internally, the dwelling would provide a living room, dining/kitchen, 2 bedrooms, an office, a small sunroom, and a two car garage.
4. The materials proposed are red brick for the walls, grey modern roof tiles, and grey upvc window

frames and doors.

5. The site plan submitted shows trees and hedges would be planted within the site. The existing timber and wire perimeter fencing to the front would be retained.
6. It is stated that the bungalow would be used by the Applicant to help with their physical needs.

### **Site Characteristics**

7. The application site relates to open land positioned at the bottom of Medway Drive adjacent to No. 17. There are a number of protected trees positioned within the site. The site is bound a by a 1m high post and wire fence to the front with gated access from Medway Drive.
8. The site is privately owned.
9. The surrounding area is residential and characterised by a mixture of detached and semi detached two storey dwellings, and bungalows.
10. The land levels through the site gently rise from north (Medway Drive) to south (rear gardens of properties along Stocks Park Drive).

### **Policy**

11. Core Strategy: OA1 Horwich and Blackrod; CG1 Cleaner and Greener; CG2 Sustainable Design and Construction; CG3 Built Environment, CG4 Compatible Uses, Safe Bolton; SC1 Housing, S1 Access and Appendix 3 - Parking Standards.
12. SPD House Extensions; SPD General Design Principles
13. National Planning Policy Framework (NPPF).

### **Analysis**

14. 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.

15. The main impacts of the proposal are:

- the principle of the development
- impact on the character and appearance of the building and the surrounding area
- impact on the amenity of existing residents and future occupiers
- impact on highway safety
- impact on trees and Landscape Features
- impact on flood risk
- impact on land contamination and pollution
- impact on crime reduction
- impact on housing supply

### **The Principle of the Development**

16. The proposal is for the erection of a single dwelling in an established residential area. The site itself is open land that is undesignated in the Councils Proposals Map and is privately owned.
17. Officers are mindful that paragraph 60 of the NPPF requires Local Planning Authorities 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" and "that the needs of groups with specific housing requirements are addressed".
18. The principle of the site for residential use would be compatible with the surrounding residential area. Policy SC1 of the adopted Core Strategy does not prohibit the development of dwellings on greenfield sites. The site is located a short walking distance from regular bus services from Chorley Old Road operating into Horwich and Bolton town centres and other areas of the Borough. It is therefore considered that the site is well located in terms of access to jobs, shops and services. The site is therefore positioned in a sustainable location.
19. The proposal would therefore make efficient use of the land within the defined urban area and would contribute to the supply of housing in a sustainable location. The principle of the development is therefore acceptable and in accordance with the adopted Core Strategy and the aims of the NPPF.

Impact on the Character and Appearance of the Building and the Surrounding Area including Landscape

20. Policy CG3 of the Core Strategy states that the Council will 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.
21. Policy OA1 states that the Council will conserve and enhance the character of the existing physical environment.
22. Paragraph 130 of the NPPF states that planning policies and decisions should ensure that development is sympathetic to local character, the built environment and landscape setting, while not preventing appropriate innovation or change (such as increased density).
23. The bungalow would be built from red brick with a tiled roof and would not appear overly large set back from the highway of Medway Drive. In addition, the immediately surrounding area has varied property types. The dwelling in this location is therefore considered to be of acceptable design and appearance and would be in keeping with surrounding bungalow properties on the opposite side of Medway Drive.
24. It is considered that the size, siting and massing of the proposed bungalow on what is a large plot would not represent overdevelopment or have an undue impact on the character and appearance. It is acknowledged that the positioning of the dwelling and its orientation is very much dictated by the impact of the development on the protected trees at the site. The proposed layout indicates in excess of 50 sqm private garden space for the proposed dwelling.
25. A detailed landscaping plan has not been submitted as part of this proposal, however, according to the site plan the existing timber post and wire fence would be retained to the north of the site. Furthermore, all existing trees along the front boundary would be retained, whilst further tree and hedge planting would be introduced.

26. No dedicated bin storage area has been shown on the plans. This can be provided to the rear of the site away from public vantage points. It is not considered that the proposed development would change the current method of collection on Medway Drive which would be continued following this development.
27. As such, the detailed design of the proposed dwelling would therefore, on balance, be appropriate in the context of the area's character, and has been designed to reflect some of the existing detailing in the surroundings. The proposal would therefore comply with Policies CG3 and OA4 of Bolton's Core Strategy and the NPPF.

#### Impact on the Amenity of Existing Residents and Future Occupiers

28. Core Strategy Policy CG4 and SPD House Extensions seeks to ensure that 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.
29. Assessing the proposal, the distance from the front and rear elevations of the proposed dwelling would be in excess of the 21m to neighbouring dwellings, this would meet the guidance contained within the Council's SPD. The bungalows north-western gable side elevation would have no windows, whilst the sunroom window in this elevation would have an outlook onto the rear garden space.
30. However, the dining and living room windows in the south eastern side elevation of the dwelling would face the neighbouring property No.17 Medway Drive. Although this neighbouring dwelling has no habitable room windows in its gable side elevation and there is a 1.8m high fence (approx) between these dwellings, it should be noted that the land levels rise slightly and there would be a distance of only 9m between these windows and rear garden area of this neighbouring dwelling, as such it is considered this would result in significant overlooking. Therefore, given that these windows are secondary, a condition would be attached to obscure glaze these windows to mitigate against this harm and ensure that the proposed development would not result in unacceptable overlooking to the detriment of neighbouring occupiers.
31. In terms of the dwelling providing adequate light and outlook for future occupiers, it should be noted that each habitable room would be provided with natural light and ventilation with an outlook on to amenity space. In addition, the space provided in the dwelling is acceptable and functional to provide a good standard of living for future occupiers. A large functional garden area would also be provided for sitting out and drying clothes.
32. In terms of noise impact, the site is positioned in a quiet residential area. As such, any noise nuisance is considered minimal and acceptable in this location where it would not detrimentally impact the amenity of future occupiers. A condition would be attached to any approval to limit construction hours which would reduce the potential for unacceptable noise and disturbance at unsocial hours.
33. Therefore, with all of the above factors in mind, and subject to conditions, it is considered that the proposal would be in accordance with Policies CG4 relevant SPD guidance and the NPPF. Amongst other things, these seek to ensure that proposed development does not adversely affect the amenity of residents or users through noise, visual intrusion, overbearing impact, overshadowing or loss of privacy.

#### Impact on Highway Safety

34. Policy P5 seeks to ensure that new development takes into account accessibility, pedestrian prioritisation, public transport, servicing, parking and the transport needs of people with



disabilities. Policy S1 seeks to promote road safety. The Council has also adopted the Accessibility, Transport and Road Safety SPD.

35. The proposal includes off -street parking for at least two cars on the driveway with a further two spaces provided in the proposed garage.
36. The Council's Highways section has been consulted and has confirmed that the level of traffic associated with one additional property at this location would be negligible. The Council's residential parking standards would be met and the driveway space indicated on the submitted site plan appears to be of sufficient length to support a vehicle clear of the highway and to allow servicing of the vehicle and the ability to open the garage door with the vehicle on the drive. No objections have therefore been received by the Local Highway Authority.
37. It is therefore considered that the proposal accords with Policy P5 and S1 of the Core Strategy and the NPPF.

#### Impact on Trees and Wildlife.

38. Core Strategy Policy CG1.2 safeguards and enhances biodiversity in the borough by protecting sites of urban biodiversity including trees, woodland and hedgerows from adverse development, and improving the quality and inter connectivity of wildlife corridors and habitats.
39. Paragraph 179 of the National Planning Policy Framework requires local planning authorities to aim to protect and enhance biodiversity.
40. A number of objections have been received relating to the removal of a number of mature trees from the site approximately 2 years ago by the then leaseholder of the land. It should be noted that at the time of their removal, none of the trees on site were protected by a Tree Preservation Order. It was only more recently that the remaining trees on site have been given TPO status (TPO No.977 - dated 18 Dec 2020).
41. The plot of land now consists of grass and occasional low scrub growth, there are 9 significant trees on the site and one street tree adjacent to the northern boundary, just outside the plot. An Arboricultural Impact Assessment by a suitably qualified professional has been submitted as part of this proposal. This states that in order to accommodate the bungalow in the most practical location there would be a requirement to remove 2 trees, (T8 and T9). Ash tree T7 would also be removed due to having Ash die-back disease which limits its remaining life span, this will also help facilitate appropriate landscaping. In addition, a number of trees on site would also be pruned.
42. A new vehicle driveway and pedestrian access to the front of the bungalow is required to pass over the calculated root protection area (RPA) of T1. The submitted tree report recommends a cellular confinement subbase method that would protect the roots of this tree, this is considered acceptable. There would be no requirement to excavate within the RPA of a retained tree for the placement of house foundations. Therefore, ill affects to tree health as a result of the proposed dwelling are not anticipated.
43. The applicant is proposing to plant 2 Oak trees, 1 Alder tree and a small orchard of 50 apple trees within the site as compensation and mitigation for the loss of trees. Also, the site plans submitted indicate soft landscaping in the form of Hornbeam hedging would be provided around the front perimeters of the site to further compensate for tree loss. Officers consider that the proposed replanting will be sufficient to allow for the delivery of biodiversity net gain



44. In terms of ecology, a survey has been undertaken and submitted as part of the application, carried out on 10<sup>th</sup> August 2021). This found that two trees on site are considered to have some bat roosting potential, T1 – Sycamore with a small hole on the northern elevation and T7 – Goat Willow, which had two bat boxes present, one on the southern elevation and one on the eastern elevation. However, a bat inspection carried out on 23<sup>rd</sup> September 2021 found no bat presence or activity/signs within the potential roosting feature in T1, and no bat presence activity/signs were found within the bat boxes on T7. The bat boxes have now been relocated from the Willow to a tree which is to be retained within the site boundary.
45. Given the above and the conclusions of the reports submitted, no further surveys are therefore considered necessary and work can commence on the trees with a low risk to roosting bats. However, all species of bats and their roosts receive legal protection and bats are mobile in their habitats and can colonise new roosts, even in unlikely places, therefore a condition would be attached to any approval stating that tree 7 (T7) is section-felled and if bats are found, work must temporarily cease whilst a suitably experienced and licensed ecologist be contacted for advice.
46. Whilst no active birds nests were found during the survey, the trees do have the potential to support nesting birds. All birds, with the exception of certain pest species, and their nests are protected under the terms of the Wildlife and Countryside Act 1981 (as amended). It is therefore recommended that any tree works should not be undertaken in the main bird breeding season (March-August inclusive), unless nesting birds have found to be absent by a suitably qualified person. A condition would be attached to this effect to any approval.
47. In addition, a condition would be attached to any approval for opportunities to enhance the building for wildlife, such as bats and birds in line with the NPPF. Greater Manchester Ecology Unit recommends the installation of wall integrated cavity bat boxes and bird boxes in the new dwelling to provide roosting opportunities for the local bat and bird population.
48. Overall, the proposed development would require the removal of two trees to facilitate the bungalow and one tree due to its poor condition (two category C and category U). Mitigation and enhancement measures such as the planting of 3 trees, hedging and an orchard of 50 apple trees have been proposed as compensation for their loss. This proposal would have limited impact on bats and birds which may be in the area. Conditions as mentioned above would be attached to any approval to retain and enhance the existing habitat. Therefore, the impact on trees and ecology would be acceptable and the proposal accords with Policy CG1.2 of the Core Strategy and the NPPF

#### Impact on Drainage and Flood Risk

49. Policy CG1.5 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, concentrating new development in areas of lowest flood risk.
50. In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.
51. The application site is located within Flood Zone 1 and is therefore within an area defined as having the lowest risk of a flooding event occurring (less than 1 in 1,000 annual probability of flooding from rivers or the sea).

52. Therefore, a condition would be attached to any approval for a scheme for the sustainable discharge of surface water and foul sewage from the site to be submitted and approved by the Council. This would ensure discharge from rainfall runoff does not drain straight onto the public pavement, highway or towards neighbouring dwellings.
53. Based on the above, and subject to condition, it is considered that the proposal accords with Policy CG1.5 of the Core Strategy and the NPPF.

#### Impact on Land Contamination and Pollution

54. Policy CG4.3 of the Core Strategy, in line with the NPPF, requires all new development to ensure any risk of contamination is identified and adequately managed. Paragraphs 178 to 179 of the NPPF state that to prevent unacceptable risks from pollution and land instability, planning policies and decisions should ensure that new development is appropriate for its location and that adequate site investigation information, prepared by a competent person, is presented with applications.
55. A Preliminary Risk Assessment (PRA) has been submitted as part of this application and consultation has been carried out with the Council's Pollution Control Officer. It should be noted that the site has a fall between 2.5 and 3m, therefore it may be necessary to import soil to level the land. The PRA also recommends a limited site investigation and the provision of an electric vehicle charging point.
56. Pollution Control Officers advise that prior to the commencement of the development an investigation and risk assessment must be completed to assess the nature and extent of any contamination on the site, whether or not it originates on the site. Where the investigation and risk assessment identify potential unacceptable risks, remedial action should be carried out prior to development in accordance with details and within a timescale to have first been submitted to and approved in writing by the Local Planning Authority.
57. It is therefore concluded that, subject to an appropriate condition and subsequent actions in respect of the above, and a condition to ensure vehicle charging points are installed, the requirements of Policy G9 of the Core Strategy and the National Planning Policy Framework in relation to land contamination, land stability and pollution would have been satisfied. Subject to compliance with the afore mentioned condition it is considered that the proposal accords with policy CG4.3 of the Core Strategy.

#### Impact on Crime Reduction

58. Core Strategy Policy S1.1 seeks to ensure that the design of new development proposals will take into account the need to reduce crime and fear of crime.
59. The proposed dwelling house would be surrounded by residential properties providing natural surveillance. Based on the above it is considered that the proposal accords with Policy S1.1 of the Core Strategy.

#### Impact on Housing Supply

60. 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.
61. It is considered that the adverse impact of the development would be limited to the loss of protected trees and the noise and disruption caused by construction to neighbouring residents.

62. It is not considered that these matters would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF and development plan taken as a whole.

### **Conclusion**

63. It is concluded that the principle of residential development at the site would be acceptable. The design and layout of the dwelling is considered to compliment the character of the area including the prevailing pattern of development along Medway Drive. Furthermore, although the proposed development would result in the loss of protected trees, sufficient scope for mitigation of the harm to amenity and net loss of biodiversity has been provided.
64. Overall, the proposed development would be of good quality design with an acceptable layout in accordance with local and national planning policy and guidance.

## **Representation and Consultation Annex**

### **Representations**

**Letters:** The Council has received 23 letters of objection and 16 letters in support. An officer response is provided below where an objection has not been covered in the 'Analysis' Section of the report;

- The letters of objection state;
- The beautiful site was brutally butchered when the trees were cut down;
- The space should be kept green for wildlife to flourish;
- There are TPO's on site, as such no trees should be removed;
- At least 17 more trees should be planted to replace illegally felled trees;
- The council has previously advised developers that no housing can take place on site - Officer response – The site has no previous planning history.
- Bats have been seen flying around the area;
- Trees have bat roosting features;
- Local and National policy states that greenspace should be protected, including trees, woodland, biodiversity and habitats;
- The remaining trees are home to a variety of bats and birds;
- The trees are valued highly in the neighbouring area;
- The proposed building should be moved further away from the side of my house, and the access moved more in line with Medway Drive;
- The land is good for CO2 and flooding;
- In the past children would play and we could take dogs out for a walk;
- The size and design of the bungalow does not fit in with the area;
- The orchard will not fit in with existing trees;
- The current fencing does not make the land open - Officer response – The land is in private ownership.
- The trees to be removed should be retained, and should not be removed just because of a house;
- The area is a good outlet for mental health;
- The residents didn't know about the sale of the land - Officer response – This is not a material planning consideration.
- This is the last piece of green space in Horwich - Officer response – The land is in private ownership with no lawful public access

The letters of support state;

- This is great use for the land;
- The land is not maintained;
- Good for the area;
- This would enhance the landscape and plant more trees;
- More houses should be built to help disabled people;
- The house is in keeping with the area;
- Bolton Council should provide more bungalows;
- Good for the environment and local wildlife;
- The application will protect most of the land from larger development companies;
- The application addresses the lack of new housing stock in Bolton.

**Horwich Town Council:** Meeting of 16/12/21 - Support.

**Elected Members:** Councillors McKeon, Grant and Silvester all object and have asked for the

application to be heard at Committee, reasons given are;

- Public interest;
- Loss of open space;
- Loss of mature trees;
- The Committee want to make an accountable decision;
- Negative impact on character, landscape;
- The site is sold but was used by public for 40-50 years before.

### **Consultations**

Advice was sought from the following consultees:

Highways Authority, Pollution Control, BMBC Greenspace, United Utilities, GM Ecology Unit.

### **Planning History**

None

**Recommendation:            Approve subject to conditions**

### **Recommended Conditions and/or Reasons**

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

- D0156 - 100 - LOCATION PLAN
- D0156 - 101 - EXISTING SITE PLAN
- D0156 - 102 - PROPOSED SITE PLAN
- D0156 - 103 - PROPOSED ELEVATIONS
- D0156 - 104 - PROPOSED FLOOR PLAN
- D0156 - 105 - PROPOSED ROOF PLAN
- TREE APPRAISAL PLAN

Reason;

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

3. 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 building(s) 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.

4. Before the development is first brought into use a detailed scheme shall be submitted to and approved by the Local Planning Authority showing the design, location and size of a facility to store

refuse and waste materials. The approved scheme shall be implemented in full before the first occupation of the dwelling and retained thereafter.

Reason

To ensure satisfactory provision is made for the storage of waste materials in order to comply with Bolton's Core Strategy policy CG3

- 5.
- i) The development hereby approved shall be carried out in full accordance with the following approved Preliminary Risk Assessment: **Site Investigation required**, dated **January 2022** (ref: **2230673**) by **Ian Farmer Associates** .
  - i) Prior to commencement and before any physical site investigation, a methodology shall be approved by the Local Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration. Provision of a comprehensive site investigation and risk assessment examining identified potential pollutant linkages in the Preliminary Risk Assessment should be presented and approved by the Local Planning Authority.
  - i) Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment shall be approved by the Local Planning Authority prior to implementation.
  - i) 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.
  - i) Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the Local Planning Authority.

The discharge of this planning condition will be given in writing by the Local Planning Authority on completion of the development and once all information specified within this condition and other requested information have been provided to the satisfaction of the Local Planning Authority and occupation/use of the development shall not commence until this time, unless otherwise agreed by the Local Planning Authority.

- 6.
- The landscaping works shown on the approved plan ref. 'Tree Appraisal Plan', and tree works as detailed in the submitted 'Site Tree Appraisal – Section 5 Recommendations' (ref. RTS/24082021) shall be carried out in accordance with these approved details and in accordance with any timing / phasing arrangements approved or within the first planting season following final occupation of the development hereby permitted, whichever is the sooner. Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 5 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

Reason: To ensure that the site is satisfactorily landscaped having regard to its location and the nature of the proposed development and in accordance with policies of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

- 7.
- Notwithstanding the submitted details, upon first installation of the windows in the south eastern side

elevation of the dwellinghouse hereby approved facing No.17 Medway Drive, shall be non-opening below a height of 1.7 metres above the floor level of the room they serve, and fitted with obscure glazing whose obscurity level is 5 on a scale of 1-5 (where 1 is clear and 5 is completely) of the Pilkington Glass scale (or equivalent) and shall be permanently retained in that condition thereafter.

Reason

To protect the privacy, outlook and living conditions of neighbouring occupiers and in order to comply with Core Strategy policy CG4.

8. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:

- i. The parking of vehicles of site operatives and visitors;
- ii. Loading and unloading of plant and materials;
- iii. Storage of plant and materials used in constructing the development;
- iv. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v. Wheel washing facilities;
- vi. Measures to control the emission of dust and dirt during construction;
- vii. A scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason

To ensure the safe development of the site and preserve the local amenity.

9. No part of the development shall be occupied until a specification for the design and construction (including surface treatment and drainage) of the access roads and parking areas has been submitted to and approved in writing by the Local Planning Authority. The access roads and parking areas shall be constructed in accordance with the duly approved details before the dwelling are first occupied, and retained thereafter at all times for the parking of vehicles.

Reason: In order to ensure there is adequate provision for vehicles to be parked clear of the highway and to achieve an appropriate surface treatment for parking areas in order to comply with the requirements of the Core Strategy and the requirements of the National Planning Policy Framework.

10. No site preparation, delivery of materials or construction works, other than quiet internal building operations such as plastering and electrical installation, shall take place other than between 08:00 hours and 18:00 hours Monday-Friday and between 09:00 hours and 14:00 hours on Saturdays.

Reason: In order to safeguard the amenities of occupiers of surrounding properties during the course of construction of the development and to limit the potential for unacceptable noise and disturbance at unsocial hours in accordance with the requirements of the Core Strategy and the National Planning Policy Framework.

11. No clearance of trees and shrubs in preparation for (or during the course of) development shall take place during the bird nesting season (March - August inclusive) unless an ecological survey has been submitted to and approved in writing by the Local Planning Authority to establish whether the site is utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no development shall take place during the period specified above unless a mitigation strategy has first been submitted to and approved in writing by the Local Planning Authority which provides for the protection of nesting birds during the period of works on site. For the avoidance of doubt, tree T7 is to be section-felled and if bats are found, work must temporarily cease whilst a suitably experienced and licensed ecology be contacted for advice.

Reason: In order to prevent any habitat disturbance to nesting birds and bats and in accordance with the Core Strategy and the National Planning Policy Framework.



12. No development shall take place until a scheme to provide a minimum of six bird nesting boxes on retained trees and on structures, and the provision for a minimum of six bat roosting boxes (bat boxes and integral features for bats in new structures) has been submitted to and approved in writing by the Local Planning Authority. The boxes and features so approved shall be installed before the commencement of development at each site and shall be retained thereafter.

Reason: In order to ensure biodiversity enhancements as part of the development in accordance with the requirements of the adopted Core Strategy and the National Planning Policy Framework

13. No soil or soil forming materials shall be brought to the site until a testing methodology including testing schedules, sampling frequencies, allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information has been submitted to and approved in writing by the Local Planning Authority. The approved testing methodology shall be implemented in full during the importation of soil or soil forming material.

Prior to the development being first brought into use or occupied a verification report including soil descriptions, laboratory certificates and photographs shall submitted to and approved in writing by the Local Planning Authority.

14. As a minimum, 1 electric vehicle 'fast charge' point shall be provided for the dwelling. Details of the electric vehicle charging point(s) to be provided shall be submitted and approved in writing by the Local Planning Authority prior to occupation. The electric vehicle charging point(s) shall be provided in accordance with the approved scheme prior to occupation of the dwelling and shall be maintained thereafter.

Reason: To safeguard the amenity of the occupiers of the proposed development in respect of atmospheric pollution in compliance with policy CG4 of Bolton Core Strategy.

15. No development shall take place until a foul and surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions and inclusive of how the scheme shall be managed after completion, has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, foul and surface waters shall be drained on separate systems and the surface water drainage scheme shall accord with the Non Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. In addition, underground drains and other utility services should enter and exit the plot from the north west corner, at the front of the proposed bungalow to avoid harm to root protection areas. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To ensure the appropriate disposal of foul and surface waters and to manage the risk of flooding and pollution in accordance with the Core Strategy and the National Planning Policy Framework.

Reason for pre-commencement condition: Drainage is an early activity in the construction process and it is in the interest of all stakeholders to ensure that an acceptable scheme is agreed before development commences on site.

1. The responsibility to properly address contaminated land issues, including safe development and secure occupancy, irrespective of any involvement by this Authority, lies with the owner/developer of the site.

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



- Notes:--
1.

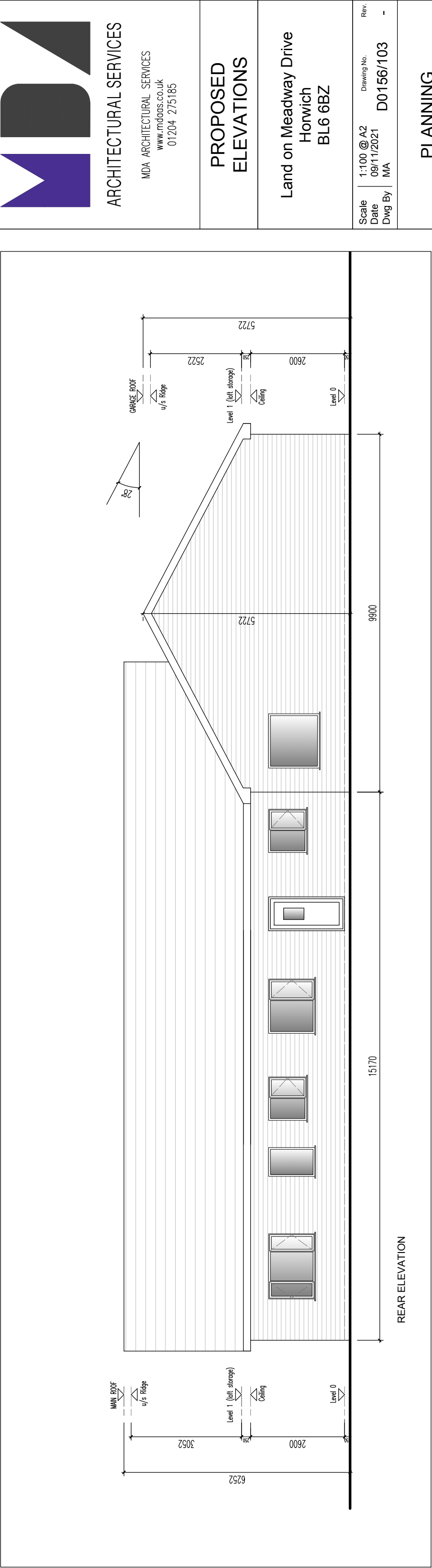
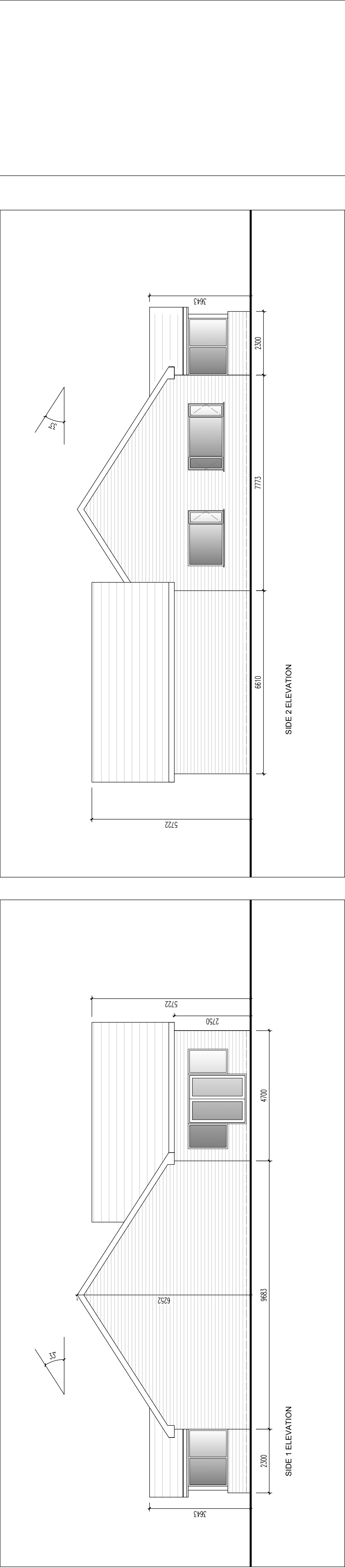
Drawings to be used for Planning purposes only.
2.

All dimensions are to be checked on site prior to manufacture, purchase of furniture, fabrication, construction. Any discrepancies are to be brought to the attention of MDA Architectural Services.
3.

MDA will not accept any responsibility until the necessary construction and on site checks have taken place
4.

The copyright for this drawing and design shall remain the property of MDA Architectural Services.
5.

This drawing is not to be reproduced without the written permission of MDA Architectural Services.



ARCHITECTURAL SERVICES  
MDA ARCHITECTURAL SERVICES  
www.mdaas.co.uk  
01204 275185

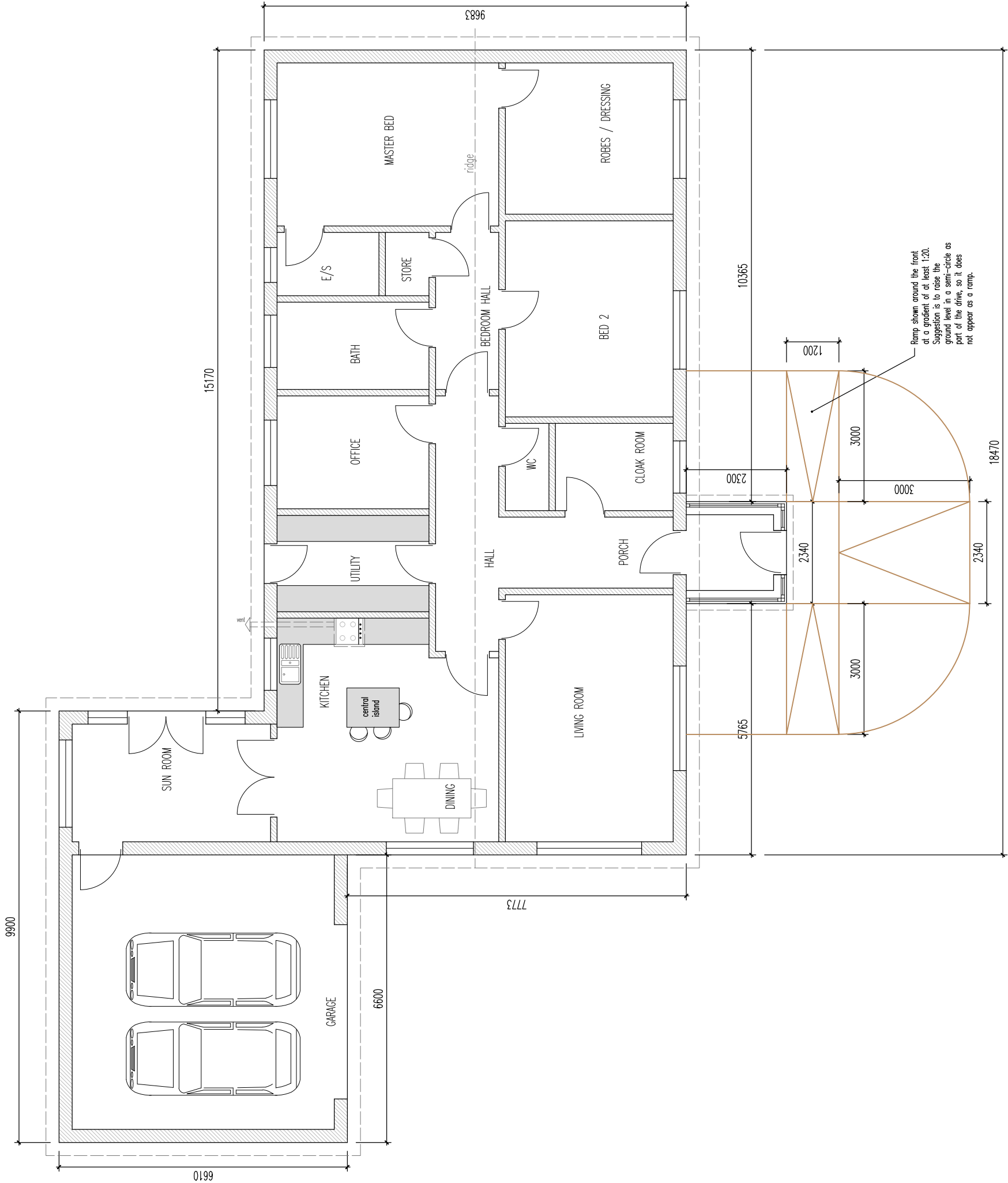
PROPOSED  
ELEVATIONS

Land on Meadway Drive  
Horwich  
BL6 6BZ

Scale	1:100 @ A2	Drawing No.	Rev.
Date	09/11/2021	D0156/103	-
Dwg By	MA		

PLANNING

- Notes:—
1. Drawings to be used for Planning purposes only.
  2. All dimensions are to be checked on site and set-out, prior to manufacture, purchase of furniture, fabrication or construction. Any discrepancies are to be brought to the attention of MDA Architectural Services.
  3. MDA will not accept any responsibility until the necessary construction and on site checks have taken place
  4. DO NOT ORDER MATERIALS FROM THE DRAWINGS.  
Materials to be ordered from site measurements.
  5. The copyright for this drawing and design shall remain the property of MDA Architectural Services.
  6. This drawing is not to be reproduced without the written permission of MDA Architectural Services.



ARCHITECTURAL SERVICES

MDA ARCHITECTURAL SERVICES  
www.mdaas.co.uk  
01204 275185

PROPOSED FLOOR PLAN

Land on Medway Drive  
Horwich  
BL6

Scale	1:100 @ A3	Drawing No.	Rev.
Date	08/11/2021		
Dwg By	MA	D0156/104	-

PLANNING

- Notes:--
1. Drawings to be used for Planning purposes only.
  2. All dimensions are to be checked on site prior to manufacture, purchase of furniture, fabrication, construction. Any discrepancies are to be brought to the attention of MDA Architectural Services.
  3. MDA will not accept any responsibility until the necessary construction and on site checks have taken place
  4. The copyright for this drawing and design shall remain the property of MDA Architectural Services.
  5. This drawing is not to be reproduced without the written permission of MDA Architectural Services.



ARCHITECTURAL SERVICES  
MDA ARCHITECTURAL SERVICES  
www.mdaas.co.uk  
01204 275185

PROPOSED SITE PLAN

Land on Meadway Drive  
Horwich  
BL6 6BZ

Scale	1:200 @ A2	Drawing No.	Rev.
Date	10/11/2021		
Dwg By	MA	D0156/102	-

PLANNING

