LOCAL REQUIREMENTS

The National Criteria in relation to planning applications are set out in in the Town & Country Planning (Development Management Procedure)(England) Order 2015, Part 3. These provisions consider a standardised basis for the submission of applications, required information and appeal procedures where there are validation disputes.

In addition to this criteria, local provisions can apply, which are set out below and in other accompanying checklists.

1. Supporting Planning Policy Statement - To explain how the proposal relates in policy terms to national planning guidance, the development plan and adopted Supplementary Planning Guidance; and as they emerge, the Local Plan and Supplementary Planning Documents.

Threshold:

- All "major" developments
- Developments not in accordance with the development plan
- And other developments if specified in pre-application advice.

The Town & Country Planning (General Development Procedure) (England) Order 2015 Article 9 sets out the requirements for a Design and Access Statement. These should genuinely adds value to the application. This includes major development, listed building consents and developments in conservation areas where one or more dwellings are proposed or the floor space to be created would exceed 100m2.

2. Planning Obligations/Draft Heads of Terms
To explain how the applicant proposes to resolve planning requirements in relation to infrastructure and service provision made necessary by the development and any other matters which it is anticipated would need to be the subject of a s106 planning agreement or planning obligation.

Threshold:
- All applications which generate requirements for planning obligations in accordance with the Council's adopted Adopted Development Plan and the associated Supplementary Planning Guidance Notes on specific topics;
- Other developments if specified in pre-application advice; and
- In all cases where s106 agreements will be required, the submission of a proforma stating contact details of the acting solicitor including title documents and deed plans (to be no older than 6 months from the submission date).

Examples of such requirements include:-

- recreation provision for future residents of a housing development or in the local area (see 5)
- the provision of affordable housing (see 3)
- Employment land contributions (see 23)
- Canal improvements as required by UDP policies R4/7, EN1/7, EN10/2 and OL5/3

One of the reasons for delays on major applications is the failure to reach completion on a s106 Agreement without which the proposal would be unacceptable. The complex nature of legal agreements means that it can lead to a lengthy process for drafting them. It is, therefore, a requirement that all such legal agreements and their contents should be discussed with the Council as fully as possible **during pre-application discussions** and that all applications where such an agreement is required shall include with them Heads of Terms and all the required information required via the s106 pro-forma in order to make the application valid. Where this information is not submitted the application will be considered to be invalid.

3. Affordable Housing Statement
To explain what if any, provisions are to be made for affordable housing, including size and tenure of dwelling units and arrangements with social housing providers. Statements should take into account the Council's adopted Supplementary Planning Guidance contained in Development Control Policy Guidance Note 5 – Affordable Housing Provision in New Residential Developments.

Vacant Building Credit
Where applications are seeking to claim vacant building credit (VBC), the proposals must clearly evidence when the building was last used or occupied and the reasons for its vacancy. Evidence such as Council Tax, Business Rates or Electoral Register records may be required to determine whether or not a building is vacant. It would be expected that the proposals clearly show

- the condition of the property
- the period of non-use
- whether there is or has been an intervening use; and
- any evidence regarding the owner's intention

In consideration of the above, it must be demonstrated to the LPA whether the building has been made vacant for the sole purposes of re-development or whether the building is covered by an extant or recently

expired planning permission for the same or substantially the same development. Evidence can also include whether there has been any marketing of the site in seeking to find alternative uses.

Threshold:

- All applications providing 25 or more dwellings,

- Other cases where the proposal specifically provides for affordable housing.

Furthermore, a pro-forma is available on request and should be completed and accompany any application where there is an intention to complete a s106 Agreement concerning affordable housing provision.

4. Sunlighting/Daylighting Assessment

To assess the impact of proposals on adjoining properties, including associated gardens or amenity space, in respect of day lighting and sun lighting.

Threshold:

- All applications involving new buildings of four or more storeys in height, where adjoining other developed land,

- Situations where the application site is itself subject to significant shading from adjoining buildings or trees.

- And other developments if specified in pre-application advice.

5. Amenity Space/ Recreational Provision

All applications involving new residential development will be required to show amenity space to be associated with the development or justify under provision.

Threshold:

- A new residential development of 10 units with a maximum combined floorspace exceeding 1000 square metres; and
- All new residential proposals of 11 dwellings or more; and
- Any other developments if specified in pre-application advice.

Applications involving dwellings will be required to make provision for the recreation needs of the prospective residents in accordance with Policy RT2/2 of the Bury's Adopted Development Plan and Supplementary Planning Document1 – Open Space, Sport and Recreation provision in New Housing Development (adopted June 2015 or as subsequently amended) by either on site provision or by providing a commuted sum to the Council for the equivalent enhancement of public open space or recreational provision in the nearby area. The provision through a commuted sum will require a s106

Agreement and the application needs to accompanied by a completed pro-forma which will be provided on request.

6. Heritage Statements/ Listed Building Character Assessment/Conservation Area Appraisal/Non Designated Heritage Assets

In line with Paragraph 200 of the National Planning Policy Framework applicants are required to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, developers are required to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Applications for listed building consent and planning applications for works to Non Designated Heritage Assets will be required to be accompanied by a heritage statement. The statements should indicate the design principles and concepts that have been applied to the proposed works, and (other than in the case of works only affecting the interior of the building) how issues relating to access to the building and its fabric have been considered. The statement should explain how the principles and concepts referred to, have been applied to the aspects of scale, layout and appearance, and have taken account of

(i) the special architectural or historic interest of the building;
(ii) the particular physical features of the building that justify its designation as a listed building; and
(iii) the building's setting.

A contextual Conservation Area Appraisal will be required for applications for planning permission (apart from change of use) on sites within conservation areas or affecting the setting of a conservation area.

The appraisal should address how the proposal has been designed to have regard to the character and/or appearance of the conservation area and to explain how the proposal enhances or preserves the character or appearance of the conservation area. The appraisal could form part of a Design and Access Statement.

Any proposals that involve a Listed Building or may affect the setting of a Listed Building, scheduled monument or conservation area will be required to be accompanied by a statement of any impact. Any statements, assessments or appraisals submitted should reflect the content of "A Charter for English Heritage Advisory Services" produced by Historic England.

Any Design and Access Statement or Conservation Area Appraisal should be accompanied by appropriate photographs.

Works to any heritage asset should provide a written statement of significance in relation to the asset. It should set out what is significant about the property and how the proposals affect the significance. Consideration within the statement should also include whether the proposals can leave the significance unharmed by the works by readjustment to the scheme.

Guidance on how to produce Statements of Significance and to assess the setting of heritage assets can be found in Historic England publications:

Historic England 2019 – Statement of Heritage Significance: *Analysing Significance in Heritage Assets.* Historic England Advice Note 12. Published October 2019

Historic England – The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition). Published December 2017

7. Transport Assessment/Transport Statement

A *Transport Assessment* will be required for developments likely to have significant transport impacts. It should quantify and assess the impact of the proposals on traffic movement and highway safety; the availability of alternative transport modes and how alternative modes would be promoted, including, where appropriate, green travel plans; and providing details of any proposals for access or transport improvements.

A *Transport Statement* will be required when the development is expected to generate relatively low numbers of trips or traffic flows with minor transport impacts. Its purpose would be to cover matters such as trip generation resulting from the development, improvements to site accessibility, car parking provision and internal vehicular circulation, traffic impacts of servicing requirements and the net level of change over any current development within the site.

Thresholds:

1. Development Scale Criteria		
Refer to TfGM if floor areas exceed stated value	**Floor Area Thresholds**	
	Transport Statement Required	Full Transport Assessment
Class E – Commercial, Business and Service		
Food retail	>250sqm	>800sqm
Non-food retail	>800sqm	>1500sqm
Financial & Professional Services	>500sqm	>2500sqm
Restaurants and Cafes	Seek Advice	>2500sqm

Drinking Establishments	Seek Advice	>600sqm
Class E (g)(i)(ii)(iii) Business	>500sqm	>2500sqm
Class B General Industrial, Storage or Distribution		
B2 General Industrial	>500sqm	>4000sqm
B8 Storage or distribution	>500sqm	>5000sqm
Class C - Residential		
C1 Hotels	>30 beds	>100 beds
C2 Residential institutions – hospitals, nursing homes	<50 beds	>50 beds
C2 Residential institutions – residential education / training centres	>50 students	>150 students
C2A Secure Residential Institution	<50 beds	>50 beds
C3 Dwelling houses	>10 units	>80 Units
C4 Houses in Multiple Occupation	>6	
Class F – Local Community and Learning		
F1 Learning and Non-residential Institutions	>500sqm	>1000 sqm
F2 Local Community	>500sqm	>1500 sqm
Other commercial premises	Seek Advice	Seek Advice
2. Other Criteria		
Regardless of floor area, the Council will refer to TfGM if proposed development:		
Requires changes to **any** traffic signals (on or off the KRN)		
Requires changes to existing bus priority infrastructure		
Is adjacent to an operational or proposed Metrolink line		
Is adjacent to a bus or rail station/interchange		
Requires relocation of a bus stop or bus stop and shelter		
Involves provision of a new secondary school		
3.Other Highways Based Criteria **(To be considered only if proposed development is below scale thresholds set above.)**		
The Council will Refer to TfGM if the Development meets one or more of the following criteria:		
Adds or amends site access points on the KRN		
Alters a junction on the KRN		
Requires changes to pedestrian crossings on the KRN		
Requires changes to cycle facilities on the KRN		
Otherwise changes road layout or road space allocation on the KRN		
Directly prejudices committed/planned improvements to the KRN		

The above requirements are not exhaustive and there may be a need for additional information and assessments, depending on local circumstances. The key issue is that the scope of any Transport Statement or Transport Assessment should be agreed at the pre-application stage between the appropriate authorities and the developer. In addition to the thresholds which relate to the size of the development, there are also a number of other factors which would indicate that a development may require a full Transport Assessment. These include any development:

- That does not conform to the adopted local development plan
- Generating 30 or more two-way vehicle movements in any hour
- Generating 100 or more two-way vehicle movements per day
- Proposing 100 or more parking spaces
- Likelihoods to increase accidents
- Generating significant freight movements
- Proposed in a location where local transport infrastructure (including public transport, walking/cycling facilities) is inadequate
- Proposed in a location within or adjacent to an Air Quality Management Area

8. Parking and Servicing Details

Details of existing and proposed parking provision, including cycle parking, and to justify the level of provision proposed.

Thresholds:

- All non-householder applications
- For major applications, applicants will be required to justify levels of parking provision proposed.
- In the case of householder applications, details of existing and proposed parking details may be required for proposals where existing parking would be lost. This may require a detailed site plan or topographical plan to be provided.
- And other developments if specified in pre-application advice.

9. Environmental Pollution

In situations not covered by the Regulations, Environmental Assessments may nevertheless be required, to explain how the proposal addresses and mitigates against issues such as air quality, external noise and contaminated land.

Thresholds:

- **A) Air Quality** – To cover where a development because of its scale and nature is likely to have significant impacts on air quality particularly where such impact is likely to be particularly important, for example as follows:

  - Where the development is being proposed inside or adjacent to an Air Quality Management Area (AQMA)

  - Where it could in itself, result in the designation of an AQMA

  - Where a development would conflict with or render unworkable elements of the Council's Air Quality Action Plan.

- **B) Noise** – For developments that could lead to a noise nuisance to nearby occupiers and/or amenity users and for development close to a permanent source of noise e.g. a main road or motorway.

  During pre-application discussions advice should be sought from both the planning officer and the environmental health officer about requirements for sound insulation in residential and commercial developments.

  Sound insulation issues should be covered in the supporting statement for applications for change of use of premises under, over or adjacent to residential development or which propose noise sensitive uses adjacent to sources of noise or for uses that would in themselves be a noise source adjacent to noise sensitive uses such as houses, hospitals or schools.

- **C) Contaminated Land** – For all new development with a sensitive end use (e.g. residential, nurseries, schools) a minimum of a Preliminary Risk Assessment (PRA) will be required regardless of the history of the site, contaminated or otherwise. Also, for all new developments on land which has the potential to be affected by contamination a PRA will be required as a minimum.

  Dependent on the site and end use and the potential for contamination to affect the development proposals, it may be a requirement that a PRA, Site Investigation and Risk Assessment and Remediation Strategy need to be submitted with the application.

In regard to householder applications it will not be a requirement to for a PRA to accompany these. However, in cases where the property is within 250m of a known landfill site then remediation/precautionary measures may be required.

It is essential for applicants to address potential pollution matters early in pre application discussions with planning officers. Also, additional technical advice should be sought from Environmental Services or, in the case of water environment pollution concerns, from the Environment Agency.

10. Retail Impact Assessment

To assess the impact of a retail development on the vitality and viability of the town centre and other local shopping centres, in accordance with the NPPF and Local Plan.

Thresholds:

- Assessments will be required in respect of all proposals resulting in significant changes in the level of retail floor space on site.

- Retail developments of over 2,500 sq metres gross floor space (if there is no locally set floorspace threshold).

- and other developments if specified in pre-application advice.

11. Flood Risk Assessment

A food risk assessment (FRA) should address the issue of flood risk to both property and people. The NPPF Chapter 14 – Meeting the challenge of climate change, flooding and coastal change, and its accompanying technical notes, provides guidance in relation to the undertaking of flood risk assessments and the responsibilities for controlling development where it may be directly affected by flooding or affect flooding elsewhere.

Thresholds:

Development within in flood zone 2 or 3 including minor development and change of use;

- Development of more than 1 hectare (ha) in flood zone 1;
- Development of less than 1 hectare in flood zone 1, including a change of use in development type to a more vulnerable class (eg from commercial to residential), where they could be affected by sources of flooding other than rivers and the sea (eg, surface water drains, reservoirs)
- in an area within flood zone 1 which has critical drainage problems as notified by the Environment Agency

11 (b) Sustainable Urban Drainage Systems (SuDS)

From April 2015 planning applications relating to major development will ensure that Sustainable Urban Drainage systems (SuDs) for the management of run-off are put in place, unless demonstrated to be inappropriate for reasons of ground suitability, size, safety or viability. Alongside the legislative changes to implement SuDs through the planning process, the Lead Local Flood Authorities (LLFAs) are now statutory consultees to Planning Authorities in the role of providing technical advice with regard to local flood risk.

The legislation is aimed at major developments to promote good practice for a SuDS approach to be considered on all development sites, whilst it is acknowledged that each site may present constraints and may limit the potential for a solution to achieve maximum benefits for all functions, it is important that it can be demonstrated that consideration has been given to the hierarchy of drainage techniques and run-off destinations in all instances and opportunities to incorporate SuDS measures into drainage schemes maximised.

To support the design and delivery of sustainable drainage the Government have published Non-Statutory Technical Standards[1] which should be used in conjunction with the National Planning Policy Framework (NPPF), and the associated National Planning Practice Guidance (NPPG).

Thresholds:
Major Developments

- A Residential Development consisting of 10 dwellings or more or residential development with a site area of 0.5 hectares or more where the number of dwellings is not yet known.
- A Non-Residential Development with provision of a building or buildings where the total floor space to be created is 1000sqm or more where the floor area is not yet known, a site area of 1 hectare or more.
- Planning applications for major development shall be accompanied by a site-specific drainage strategy or statement that demonstrates that the drainage scheme proposed is in compliance with the both the NPPF / NPPG and the Non-Statutory Technical Standards. SuDS will also apply to minor developments but the levels of information shall be commensurate with the scale of the scheme and consider areas that are known to be problematic for surface water run-off by the LLFA. SuDS can include a wide range of techniques which developers can employ on both major and minor applications to

reduce the impact of surface water without significant construction works.

Minor Developments

- A residential development where the number of properties to be constructed is between 1 and 9 inclusive or where the number of properties to be constructed is not given in the application, a site area of less than 0.5 hectares.
- For all other uses, the floor space to be built is less than 1,000 square metres or where the site area is less than 1 hectare. The density, topography and site history of a proposed development can impact on the types of SuDS features that would be applicable due to previous use and pressures on the area available, often set aside for other uses such as public open space and recreational activities. For this reason it is really important that early consideration and integrated design with respect to SuDS is given which can promote innovative, sustainable and cost effective schemes delivering multiple benefits.

Within Appendix 1 is the full technical guidance note to accompany this section on the provision of SuDS within development that should form part of applications subject to the stated thresholds and details expected.

12. Archaeology

To address issues relating to archaeological investigation of the site and the preservation and/or recording of archaeological deposits.

Thresholds:

- Development involving the disturbance of ground in areas that are the subject of major development proposals or significant infrastructure works, where archaeological remains may survive, or where archaeological remains may survive as identified in the Sites and Monuments Register.

- And other developments if specified in pre-application advice.

13. Ecology Assessment and Biodiversity Net Gain (BNG)

An ecological impact report shall be provided to assess the impacts up on protected flora and fauna and potential impacts and the mitigation for such impacts.

The Government has introduced Bio-diversity Net gain as a mandatory requirement for planning proposals. Thresholds are set out for different development types and scale within National Regulations. For the application of local criteria, Bury has worked jointly with Greater Manchester combined Authorities to produce local criteria, which will apply across the whole of Greater Manchester in a consistent way in individual boroughs. The local criteria is set out below.

Thresholds:

- Proposals on sites within or adjacent to Sites of Biological Importance, Local Nature Reserves and Wildlife Links and Corridors as identified in the adopted Plan.
- Proposals that qualify for BNG requirements as specified within National validation thresholds.
- Proposals to demolish or remove a building, roof or roof space, remove trees, scrub, and hedgerows or alter water courses will need to include information on species present and potential impacts and the mitigation for such impacts.

In respect of sites with known protected or priority species and habitats.
Further information can be accessed through
www.bury.gov.uk/Environment/LandAndPremises/Conservation/Biodiversity/interest.

Bio-Diversity Net Gain

- A completed biodiversity metric indicating the level of biodiversity net gain or loss is likely to be achieved by the scheme;
- A written BNG statement of draft Bio-diversity Gain Plan (BGP);
- Raw baseline habitat data in UKhab survey format; (this may be presented within accompanying documents e.g. Preliminary Ecological Appraisals or separate habitat report);
- Pre and Post development habitat maps (showing areas of loss and retention)

Further information and local criteria will be required that is consistent with BNG requirements found on the GMCA Website:
Biodiversity Net Gain - Greater Manchester Combined Authority (greatermanchester-ca.gov.uk)

14. Tree Surveys and Tree Works Proposals

The survey should be undertaken by or under the guidance of a qualified arboriculturalist in accordance with the recommendations set out in BS 5837:2005 and should include the positions of all trees of 75mm stem diameter at a height of 1.5 metres within the site and adjoining or overhanging the site boundaries; the canopy spread of such trees; all shrub masses and hedges, and any other relevant features of the site such as banks, slopes, walls and fences and water features. Details of the species and location of trees should be recorded and the trees should be categorised in accordance with the tree categorisation method set out in BS 5837:2005. Works proposed should be set out and justification for the works and details of replacement mitigation. An ordnance Survey location plan should identify the site 1:1250 in scale and a site plan of 1:200 identifying the trees within the site (or as otherwise appropriate).

Thresholds:

- All applications involving new development on sites containing significant tree cover, or individual specimen trees, or trees which are the subject of a Tree Preservation Order or subject to Bio-diversity Net Gain proposals;

- For householder applications, any proposals involving development within two metres of the canopy spread of any tree(s) should indicate the position and spread of the tree(s) on the application plans;

- All applications for tree works proposals made under the Town & Country Planning (Tree Preservation)(England) Regulations 2012.

15. Hard and Soft Landscaping Details

All developments (apart from change of use not involving works) should be formulated with the landscaping of the site in mind. Landscaping should form part of the design concept for the site, and not as a separate process or afterthought after the buildings have been designed. There should be reference to landscaping in the design and access statement and detailed landscaping proposals should be included which follow from the design concept. Existing trees and other vegetation should, where practicable, be retained in new developments and protected during the construction of the development.

Landscaping schemes should include:
(a) Proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas hard surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc);
(b) Proposed and existing functional services above and below ground (e.g. drainage, power, communications cables, pipelines etc. indicating lines, manholes etc.);
(c) Planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, planting sizes and proposed numbers/planting densities where appropriate;
(d) Existing vegetation to be retained together with measures for its protection during the course of construction.
(e) Maintenance details
(f) Schemes consistent with Bio-diversity Net Gain proposals

Thresholds:

- Applications for full planning permission (apart from change of use) should preferably be accompanied by a fully detailed scheme, as above. There is a minimum requirement for proposals to indicate the intended landscape structure, which should be cross-referenced with the design and access statement.

- Applications for reserved matters for landscaping will not normally be considered separately from layout and scale.

- Householder applications should be accompanied by landscaping proposals, in circumstances where the proposal would be particularly prominent or result in the loss of significant existing landscape features.

- And other developments if specified in pre-application advice.

16. Ventilation/Extraction Details
Details are required for the position and design of ventilation and extraction equipment, including elevational plans of the ducting, odour abatement techniques and acoustic (Noise) characteristics.

Thresholds:
- All applications for the use of premises for purposes within Use Classes A3, A4 and A5.

- This information should be accompanied with HVAC compliance specialist confirmation of acceptability (excluding odour abatement techniques unless specifically required) and will also be required for significant retail, business, industrial or leisure or other similar developments where substantial ventilation or extraction is proposed to be installed.

17. Refuse Disposal Details
Details of proposed facilities for the storage and collection of refuse, including recycling facilities and access for refuse collection vehicles.

Thresholds:
- All proposals involving the creation of new dwellings or new business, retail, food, pub and restaurant uses, industrial or leisure or other similar developments; and

- And other developments if specified in pre-application advice.

18. External Lighting Details
Details of any external lighting and the proposed hours when the lighting would be switched on will be required where they are proposed. These details shall include a layout plan with beam orientation, a schedule of the equipment in the design, and a lighting diagram showing the intensity of illumination.

Thresholds:
- All proposals involving the provision of publicly accessible developments, in the vicinity of residential property, a Listed Building or a Conservation Area, or open countryside, or where external lighting would be provided or made necessary by the development, that may have long range views of the lighting.

- And other developments if specified in pre-application advice.

19. Statement of Community Involvement
This will be required where proposals are likely to generate significant public interest and the statement shall include the views of the local community, and where appropriate the views of Statutory Consultees have been sought and taken into account in the formulation of development proposals.

Thresholds:
- All major planning applications
- And other developments if specified in pre-application advice.

20. Structural Survey
This will be required to support applications for the conversion of a rural building in the Green Belt to demonstrate that it is capable of conversion without major or complete reconstruction.

To support applications for the erection of buildings on sites where there is a possibility of land instability.

In some cases, structural information would be required to support applications for listed building consent or conservation area consent.

21. Existing and Proposed Levels
It is necessary for applications to demonstrate how proposed buildings and proposals relate to existing site levels, features and neighbouring development.

Plans should, therefore, show existing site levels and finished floor levels (with levels related to a fixed datum point off site) and also show the proposals in relation to adjoining land and buildings. Levels should also be taken into account in the formulation of design and access statements be evident on elevations. Topographical plans will be required where there are complex matters to consider.

Thresholds:
- All applications involving new buildings or extensions and site redevelopment.

22. Crime Impact Statements
A statement of how the application has taken into account existing crime in the area and how the development has been designed to both address issues of crime and minimise its impact on the safety and security of the area.

Thresholds:
- **All major planning applications**
- **Residential**

- Residential Development (new or conversions) where ten or more units are created
- New build or conversion to student accommodation where six or more units are created
- New build schemes or conversions for supported housing e.g. rest homes, nursing homes and hostels

- **Office/ Industrial / Warehousing**
  - Any scheme where 500sqm gross or more of floor space is created
- **Retail**
  - Any retail scheme where 500sqm gross or more of floor space is created
- **Community facilities**
  - All schools new or significant extensions thereof where 500sqm gross or more of floor space is created
  - All health facilities new or significant extensions thereof where 500sqm gross or more of floor space is created
  - Community centres / meeting halls
  - Religious buildings
  - Day nurseries / crèches
- **Leisure /Recreation**
  - All new leisure/recreation facilities, both public and private, or significant extensions thereof where 500sqm gross or more of floor space is created
  - New Public open space, canal developments
  - New Hotels
  - Licensed premises
  - Clubs/discos

Transport Infrastructure

- New train /tram stations or significant alterations / extensions to existing facilities.
- New bus / coach stations or significant alterations / extensions to existing facilities.
- All free standing and multi storey car parks.

- And other developments if specified in pre-application advice.

23. Employment Land

In situations where permission is proposed to develop existing employment land for an alternative use (eg residential) a report will be required justifying the proposals in the context of UDP policy EC2/2 where the Council are seeking to retain existing employment land and premises. The report will need to demonstrate that the site is no longer suited to employment use in whole or in part and to satisfy the requirements of the Development Control Policy Guidance Note 14 – Employment land and Premises.

24. Coal Mining Reports

All new developments will need to have regard to previous or current mine workings and features. For the majority of the Borough, standing advice will

suffice. In some instances there may be a higher level of risk and in these instances, a coal mining report assessing the proposal and the ground will be required.

Thresholds

- All development that breaks the ground within areas of pre-identified area of high risk (using Coal Authority mapping),

- Areas of land subject to development that have known mine shafts or capping.

25. TV Impact Assessment

To assess the impact of proposals on adjoining properties in respect of TV reception.

Threshold:

- All applications involving new buildings of four or more storeys in height, where adjoining other developed residential land,

- And other developments if specified in pre-application advice.

26. Carbon and Energy Statement

To explain how the proposal relates in policy terms to Policy JP-S2: Carbon and Energy and as they emerge, the Local Plan and Supplementary Planning Documents.

Threshold:

- All "major" developments

- All new buildings – minor developments excluding householder development.

- Change of use applications

- And other developments if specified in pre-application advice.

27. Heat and Energy Statement

To explain how the proposal relates in policy terms to Policy JP-S3: Heat and Energy Networks within the identified Heat and Energy network Opportunity Areas and as they emerge, the Local Plan and Supplementary Planning Documents.

Threshold:

- Residential developments of 10 dwellings or more in Heat and Energy Network Opportunity Areas

- New industrial development in Heat and Energy Network Opportunity Areas.

28. Nationally Designed Space Standards Table
To explain how the proposal relates in policy terms to Policy JP-H3: Type, Size and Design of New Housing and to show compliance with nationally described space standards.

Threshold:
- All new residential dwellings.

29. Density Statement
To explain how the proposal relates in policy terms to Policy JP-H4: Density of New Houses which requires a density appropriate to the location, and as they emerge the Local Plan and Supplementary Planning Documents.

Threshold:
- All new residential dwellings.

30. Health Impact Assessment
To explain how the proposal relates in policy terms to Policy JP-P6: Health, and as they emerge the Local Plan and Supplementary Planning Documents.

Threshold:
- All developments required to be screened for an EIA.
- New developments that provide new or improved health facilities.
- Proposals which, due to their location, nature or proximity to sensitive locations, are likely to have a notable impact on health and wellbeing.
- And other developments if specified in pre-application advice

31. Digital Connectivity Statement
To explain how the proposal relates in policy terms to Policy JP-C2: Digital Connectivity, and as they emerge the Local Plan and Supplementary Planning Documents.

Thresh hold:
- All new buildings minor and major developments
- All change of use – minor and major developments

32. Transport Assessment
In addition to the requirements listed within the existing local requirements, all applications that require a Transport Assessment will need to consider the impact of the proposal on Holcroft Moss in relation to Policy JP-C8: Transport Requirements for New Developments and as they emerge the Local Plan and Supplementary Planning Documents.

Thresh hold:

- All development subject to a Transport Impact Assessment (TIA)

APPENDIX 1

Sustainable Drainage Pre-application Standing Advice Bury Council

From April 2015 planning applications relating to major development will ensure that Sustainable Urban Drainage systems (SuDs) for the management of run-off are put in place, unless demonstrated to be inappropriate for reasons of ground suitability, size, safety or viability.

Alongside the legislative changes to implement SuDs through the planning process, the Lead Local Flood Authorities (LLFAs) are now statutory consultees to Planning Authorities in the role of providing technical advice with regard to local flood risk.

The legislation is aimed at major developments to promote good practice for a SuDS approach to be considered on all development sites, whilst it is acknowledged that each site may present constraints and may limit the potential for a solution to achieve maximum benefits for all functions, it is important that it can be demonstrated that consideration has been given to the hierarchy of drainage techniques and run-off destinations in all instances and opportunities to incorporate SuDS measures into drainage schemes maximised.

To support the design and delivery of sustainable drainage the Government have published Non-Statutory Technical Standards[2] which should be used in conjunction with the National
Planning Policy Framework (NPPF) [3], and the associated National Planning Practice Guidance (NPPG).

[1] The Non-Statutory Technical Standards provided by Government relate to the design, construction, operation and maintenance of sustainable drainage systems (SUDS) and have been published as guidance for those designing schemes.

The NPPF (and associated NPPG) related to Government policy on the provision and long term maintenance of sustainable drainage systems.

Major Developments

- A Residential Development consisting of 10 dwellings or more or residential development with a site area of 0.5 hectares or more where the number of dwellings is not yet known.
- A Non Residential Development with provision of a building or buildings where the total floor space to be created is 1000m^2 or more where the floor area is not yet known, a site area of 1 hectare or more.

Planning applications for major development should be accompanied by a site-specific drainage strategy or statement that demonstrates that the drainage scheme proposed is in compliance with the both the NPPF / NPPG and the Non-Statutory Technical Standards.

Minor Developments

- A residential development where the number of properties to be constructed is between 1 and 9 inclusive or where the number of properties to be constructed is not given in the application, a site area of less than 0.5 hectares.
- For all other uses, the floor space to be built is less than 1,000 square metres or where the site area is less than 1 hectare.

The density, topography and site history of a proposed development can impact on the types of SuDS features that would be applicable due to previous use and pressures on the area available, often set aside for other uses such as public open space and recreational activities. For this reason it is really important that early consideration and integrated design with respect to SuDS is given which can promote innovative, sustainable and cost effective schemes delivering multiple benefits.

The benefits of sustainable drainage systems (SuDS)

Development can harm water resources if a traditional approach to drainage is adopted. Removing water from site too quickly through piped systems can increase flood risk downstream and reduce infiltration impacting on ground water levels. Surface water run off can also contain contaminates such as oil, toxic metals etc. and can affect water quality in rivers and steams.

SuDS mimic natural drainage processes to reduce the effect on the quality and quantity of run-off from developments. This approach uses a range of techniques including swales, permeable paving and green roofs to mimic the natural drainage of a site. They increase infiltration of water where it lands and reduce the speed of run-off and in addition can provide amenity and biodiversity benefits. When specifying SuDS, early consideration of the potential multiple benefits and opportunities will help deliver the best results.

Hierarchy of drainage techniques

A prioritised order of methods for management of surface water, which is to be considered at all stages of design. Wherever possible the natural drainage of surface water from new developments into the ground will be preferred. Surface water runoff should be managed as close to its source as possible in line with the following drainage hierarchy

The hierarchy of techniques to be used is:

- Prevention of runoff by good site design and reduction of impermeable areas.
- Source control, dealing with water where and when it falls (e.g. infiltration techniques).
- Site control, management of water in the local area (e.g. swales, detention basins).
- Regional control, management of runoff from sites (e.g. balancing ponds, wetlands).

Developers should demonstrate how they have considered and used these techniques.

Runoff Destinations

Surface water runoff not collected for use must be discharged to one or more of the following in the order of priority shown:

- Ground (infiltration),
- Surface water body,
- Surface water sewer, highway drain or other drain,
- Combined sewer.

All SuDS feature design should be completed in accordance with the SuDS Manual (CIRIA C697) with consideration of CIRIA C609B, Sustainable drainage systems: hydraulic, structural and water quality advice.

Pre-application engagement

National Planning Practice Guidance stresses the importance of pre-application engagement with stakeholders to improve efficiency and effectiveness of the planning application system, the planning applications and likelihood of success. Drainage systems considered at the earliest stages of site selection and design are easier to integrate into developments influencing other aspects of the site (i.e. design, layout and function) and reducing impermeable areas wherever possible.

Evidence from case studies suggests that SuDS are cheaper to install and maintain for
many new developments. Where SuDS are predominantly green landscaped SuDS measures such as swales and basins much of the maintenance forms part of the site landscaping and is at little or no extra cost.

Effective early engagement can also help deliver SuDS as part of a developments core green infrastructure e.g. in multi-functional spaces such as car parks, landscaped areas, communal spaces etc. and improve cost effectiveness and integration within the development.

Bury Council encourages prospective developers to first contact the local planning authority as in doing so it can help to determine whether your development proposal is acceptable in principle and reduce the likelihood of submitting invalid applications.

The following points should be noted:

- Pre-application advice may be charged for..
- The Environment Agency will continue to provide pre-application advice for developments within Flood Zone 2 or 3; however this is chargeable and needs to be addressed separately.
- The likely drainage method should be identified as early as possible to ensure appropriate drainage can be delivered through sustainable development.
- Bury Council have UDP planning policies which should be taken into account and identified at pre-application stage.

Contact Details

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Department for Business, Growth and Infrastructure| Bury Council
3 Knowsley Place, Duke Street, Bury BL9 0EJ
Tel: +44 (0) 161 253 5432
Email to: development.control@bury.gov.uk
Web site: www.bury.gov.uk/e-planning

Outline Planning Applications

An application for outline planning permission allows for a decision on the general principles of how a site can be developed. Outline planning permission will be granted subject to conditions requiring subsequent approval of one or more reserved matters.

The applicant should include the following information as a minimum to enable the LLFA to provide an informed substantive response when advising applicants and when consulted by Local Planning Authorities on planning applications in their role as a statutory consultee.

Outline Planning Application
Compulsory information required to validate the applications. **Drainage statement which includes:**

Outline Drainage Assessment to incorporate the following:
 	
• Topography of the development site, showing existing surface water flow routes, drains, sewers and watercourses
• Geological and soil types.
• Initial scoping of flood risk issues to inform where applicable the flood risk assessment which may include any of the following:
  • Flood risk from main river
  • Surface water
  • Groundwater flood risk

Indicative Site Drainage Strategy, including: • Preliminary sustainable drainage proposals • Outfall locations • Discharge rates • On-site storage requirements
Further information that may be required to validate the application.
An appropriate/proportionate site-specific flood risk assessment where one is required. Guidance can be found: • https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications • https://www.gov.uk/guidance/flood-risk-assessment-standing-advice • http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/site-specific-flood-risk-assessment-checklist/ A flood risk assessment (FRA) will be needed for developments in:

- flood zone 2 or 3 including minor developments and change of use
- more than 1 hectare in flood zone 1
- less than 1 hectare in flood zone 1, including change of use in development type to a more vulnerable class (e.g. commercial to residential), where they could be affected by sources of flooding other than rivers (e.g. surface water, drains, reservoirs)
- in areas within flood zone 1 which has critical drainage problems as notified by the Environment Agency.

The information provided in the flood risk assessment should be credible and fit for purpose. Site-specific flood risk assessments should always be proportionate to the degree of flood risk and make optimum use of information already available, including information in a Strategic Flood Risk Assessment for the area, and the interactive flood risk maps available on the Environment Agency's web site.

Full Planning Application, Reserved Matters, Discharge of Conditions

Full Planning Application, Reserved Matters ***(in addition to the information required at Outline stage)***
Site and Drainage Layout
Proposed site plan showing exceedance flow routes and identification of catchment area(s)
Drainage layout plan, to include: • Sustainable drainage system • Sewers • Drains • Watercourses
Site investigation report, including the results for each sustainable drainage system feature of: • Boreholes or Trial Pits • Infiltration (Permeability) Testing • Factual Ground Investigation Report (GIR) • Geotechnical Design Report (GDR)
Sustainable drainage system flow calculations *(PDF files showing the input and output data for flow calculations)* and storm simulation plan for: • 1 in 1 year; • 1 in 2 year; • 1 in 30 year, and; • 1 in 100 year + 30% climate change

Discharge of Conditions
(in addition to the information required at Full/Reserved Matters)

Drawings and Calculations

Detailed design drawings, including:

- Details of inlets, outlets and flow controls
- Long and cross section drawings of proposed drainage system(s), including design levels
- Details of appropriate water quality treatments

Construction

- Specification of materials
- Phasing of development including Construction Management Plan
- Construction phase Surface Water Management Plan
- Construction details
- Operational Maintenance Plan
- Location plan and as built drawings to be provided (Flood Risk Asset Register – Flood and Water Management Act 2010.

Operation and maintenance plan for a full planning application.

- Whole life cycle costing for the SuDS including replacement cost.
- Details of funding arrangements for SuDS maintenance.
- Details of the party / organisation responsible for, and maintenance of, each feature.
- Specification for inspection and maintenance, including frequency of maintenance tasks required for each proposed SuDS, setting out a minimum standard to which the SuDS system must be maintained an estimate of the expected useful life of the suds provision before replacement required.
- Details of additional cleansing, repair and maintenance following flooding events where SuDS features are located in a designated flood zone.
- Where SuDS features are attached to private property, confirmation of any associated maintenance / adoption / ownership requirements should be provided. For example, if SuDS features are to be included in property deeds, or if householders are required to pay into a communal fund to fund ongoing maintenance.
- Details of proposed contingency plans for failure of any part of the drainage system that could present a hazard to people.

Adoption

- Proposed arrangements for adoption / ownership to secure the operation of the scheme throughout its lifetime, including physical access arrangements for maintenance and establishment of legal rights of access in perpetuity.

Safety and Access
Consideration should always be given to safety in design and appropriate consideration of access during the design of SuDS. CDM Regulations 2015 must also be considered and applied to the planning, design and construction and long term maintenance of SuDS systems.