

Our Ref: 72601
Your Ref:
Date: 19 December 2025
Please ask for: Dave Marno
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Mrs Whitney
Q+A Planning
Tribeca House
Dale Street
Manchester
M1 1EY

Dear Mrs Whitney

Proposal: Application to discharge condition nos. 8,9,10,11 & 12 (all ground contamination) Condition no. 13 (drainage) on planning permission 71775 - Erection of 5no. covered padel courts, conversion of existing building to clubhouse, provision of accessible WC and shower unit and associated car parking, cycle parking and access works
Location: Former Castlecroft Caravan Centre, Land at rear of Eton Hill Road, Radcliffe, Bury, M26 2ZT

Condition 13 - drainage

UU have replied to the consultation that demonstrates that there is a private water scheme operating within the site. The proposals will not require any new connections into the drainage waste/water systems outside of the site. UU have confirmed that the site proposals are more akin to a change of use rather than site redevelopment. As such, United Utilities has no objection to condition 13 being discharged based upon:

Drainage Statement Document Ref FRA251270-Drainage Statement-Love Padel, Radcliffe-RO, Rev 0 - Dated 28/11/2025. **Condition is discharged.**

8,9,10,11 & 12 (all ground contamination) - Response from Contaminated land team have assessed the scheme report to deal with contaminated land conditions. They confirmed:

8 - Satisfied with the measures described. **Condition is discharged.**

9 - Ensure appropriate depth of cover system and topsoil for landscaping such that there would be no cross contamination. This is cross referenced in 72510. There needs to be a depth of between 600mm and 900mm for tree pits above the contaminated land cover material. On the basis of this being provided, there would be no objection. Condition can be discharged on the above basis. Condition 10 will need to encapsulate written confirmation following implementation and prior to first use. **Condition is discharged.**

10. Requires validation following implementation and prior to first use. It is therefore a post development compliance condition. As such this condition request to discharge is premature. Condition request is **Refused**.

11.Unexpected contamination - validation following implementation and prior to first use. It is therefore a post development compliance condition. As such this condition request to

discharge is premature. Condition request is **Refused**.

12. Imported Material - Soil is to be imported as a remedial action. As such, this condition is no longer warranted and is discharged. **Condition is discharged.**

Yours sincerely

Dave Marno
Head of Development Management