

DELEGATED REPORT

Report by Dave Marno	Date of report: 19/12/2025	Ref: 72510/CONDIS
Registration: 30/10/2025	LDfC:	Expiry Date: 25/12/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: NREQ

Proposal: Application to discharge condition nos. 3 (materials); 14 (Japanese Knotweed); 15 (landscaping) and 18 (external lighting) on planning permission 71775

Location: Former Castlecroft Caravan Centre, Eton Hill Road, Radcliffe, Manchester, M26 2ZT

Description

Application for discharge of conditions

- 3 (materials);
- 14 (Japanese Knotweed);
- 15 (landscaping) and
- 18 (external lighting)

on planning permission 71775.

Relevant Planning History

N/A

Publicity

N/A

Statutory/Non-Statutory Consultations

Greater Manchester Ecology Unit - no objections
Contaminated Land - no objections

Pre-start Conditions - N/A

Development Plan and Policies

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

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Condition 3 Materials - red brick structure on site to have a minor extension and there's a toilet block close to the clubhouse. Proposed materials: Wienerberger Kinder Mixed Red Wirecut Facing Brick are considered acceptable.

Condition 14 (Japanese Knotweed); Creation of a trench in front of the affected area. Installation of a subsoil vertical membrane and around horizontal membrane. Landscaping over the top. Two treatments in the first year with subsequent annual treatments to 2030. - Acceptable.

Condition 15 (landscaping) - Original proposals show a landscape area to the east of the site. There is no BNG Requirement for the proposals. 7 trees are proposed within a landscape strip and 600mm - 900mm topsoil above any contaminated land cover system to accommodate establishment and growth of the trees. - Acceptable but note the depth of topsoil required.

Condition 18 (external lighting)

Site is within a mainly industrial commercial setting. Lighting to be affixed to a mix of 6m poles and buildings otherwise. 6m is not excessive and still lower than standard street columns. There are no sensitive land uses that would be affected. As such no concerns on this issue.

Conditions 3, 14 and 15 are considered to be discharged.

Recommendation: Approve

Conditions and Reasons:

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
DM	19/12/25	HL	19/12/25