

Bury Metropolitan Borough Council
Development Control
The Planning Service
3 Knowsley Place
Bury
BL9 0EJ

Ref: 011-008 / PP-14950476

20 May 2026

Dear Jennie Townsend

Land at Chamberhall Business Park, Bury BL9 0ES

Discharge of condition number 9 of planning permission 72790

On behalf of the applicant, Crown Gas and Power Limited (GCP), we are pleased to submit details for the discharge of Condition 9 attached to planning permission 72790.

As agreed prior to the Planning Committee determination, a drainage condition was imposed to allow GCP to implement its preferred drainage strategy, which represents an improvement to the site. Condition 9 relates to this matter and states:

“Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Standards for Sustainable Drainage Systems (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;*
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);*
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;*
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and*

(v) *Foul and surface water shall drain on separate systems.*

The approved schemes shall be in accordance with the National Standards for Sustainable Drainage Systems (2025) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason. Information not submitted at application stage. To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution pursuant to policies EN7/3 - Water Pollution, EN7/5 - Waste Water Management, JP-S4 and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF. This condition can be satisfied in phases”.

The following information has been submitted via the planning portal in support of the application:

- This Cover Letter
- Applications Forms
- PWA drainage letter reference 24312-PWA-00-XX-LTR-C-1003 P01
- Proposed External Works Plan reference 24312-PWA-00-XX-DR-C-2000 P02
- Proposed Drainage 24312-PWA-00-XX-DR-C-1002 P04
- Application Fee

The submitted information demonstrates that the proposed drainage strategy has been fully considered and is capable of complying with the requirements of Condition 9. The details provided confirm that an appropriate sustainable surface water drainage scheme and foul water drainage strategy can be delivered in accordance with national policy and the relevant development plan policies.

We therefore trust that the Local Planning Authority has sufficient information to discharge Condition 9 and look forward to receiving confirmation in due course. Should you require any further information or clarification, please do not hesitate to contact us.

Yours sincerely,

A handwritten signature in black ink that reads 'Rhian Chitty'.

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