

Discharge of Pre-Commencement Conditions



Planning Ref: 71758

Site: Land Adjacent 31/33 Victoria Court, Tottington, Bury, BL8 3GY

Date: 02 February 2026

To: Development Management **Bury Council**

Dear Sir/Madam,

Re: Submission of Details for Discharge of Pre-Commencement Planning Conditions (Conditions 5, 6, 7, 8, 9, 17 & 23) – Planning Approval 71758

Please find enclosed the full suite of documents required to discharge the above pre-development conditions attached to planning permission **71758** for the proposed single dwelling at Victoria Court, Tottington.

All documents have been prepared in accordance with the relevant legislation, best-practice guidance, and the specific wording of each condition. The submission provides complete, implementable measures to ensure environmental protection, ecological compliance, biodiversity net gain, and safe site operations prior to commencement.

Summary of Submitted Documents

Condition 5 – Construction Environmental Management Plan (CEMP): Watercourse Protection

Submitted document:

- *CEMP Method Statement – Protection of Black Brook* This sets out pollution prevention, runoff control, dust management, and monitoring arrangements to safeguard Black Brook throughout construction.

Condition 6 – Invasive Non-Native Species (INNS) Method Statement

Submitted document:

- *CEMP Method Statement – INNS Removal (Himalayan Balsam & Giant Bramble)* Includes survey requirements, exclusion zones, hand-pulling methodology, waste handling, supervision, and contingency measures.

Condition 7 – RAMS for Amphibians & Small Mammals

Submitted document:

- *CEMP Method Statement – Amphibians & Small Mammals (AMS)* Covers pre-works checks, phased vegetation clearance, excavation protection, storage protocols, supervision, and reporting.

Condition 8 – Biodiversity Gain Plan (BNG)

Submitted document:

- *Biodiversity Gain Plan – Victoria Court* Includes statutory metric outputs, baseline and post-development values, habitat maps, condition assessments, and confirmation of on-site delivery of >10% BNG.

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Condition 9 – Habitat Management & Monitoring Plan (HMMP)

Submitted document:

- *Habitat Management & Monitoring Plan (HMMP) – Final v1* Provides 30-year management prescriptions, monitoring intervals, habitat targets, roles and responsibilities, and risk management.

Condition 17 – Additional Construction Method Details

Submitted document:

- *Condition 17 – Additional Construction Method Details* Includes:
- Dilapidation survey (with photographs)
- Construction access route
- Temporary works
- Hoarding and gates
- Warning signage
- Vehicle types and movements
- On-site turning arrangements
- Contractor parking
- Mud and dust control measures

Condition 23 – Swift Bricks & Bat Boxes

Submitted documents:

- *Site Layout Drawing PL01* showing locations of Schwegler bat boxes
- *Elevation Drawing BREG02C* showing swift brick installation This confirms the specification and placement of biodiversity features integrated into the development.

Statement of Compliance

The enclosed documents collectively satisfy all requirements of Conditions **5, 6, 7, 8, 9, 17 and 23**. All measures will be implemented in full prior to commencement of development and maintained throughout construction and the long-term management period where applicable. We kindly request that the Local Planning Authority reviews the submitted information and confirms formal discharge of the above conditions.

Please do not hesitate to contact me should any clarification or additional detail be required.

Yours faithfully,

David Dolan-Davis

JN Building Contractors Ltd (On behalf of the Applicant)