

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 11/11/2025	Ref: 72427/CONDIS
Registration: 13/10/2025	LDFC: 05/11/2025	Expiry Date: 08/12/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Application to discharge condition 3 (confirmation no contamination), condition 4 (soil testing), condition 9 (servicing arrangements & turning facilities), condition 10 (car park surfacing), condition 11 (refuse storage) on planning permission 71228

Location: 7 Whittaker Street, Radcliffe, Manchester, M26 2DT

Description

Application to discharge conditions on planing permission 71228 -

Condition 3 - Unforeseen contamination

Condition 4 - Imported soil

Condition 9 - Servicing and turning facilities

Condition 10 - Car park surfacing

Condition 11 - Refuse storage

Relevant Planning History

71228 - Provide a temporary (4 year period) modular school to accommodate approx. 50 pupils, with associated car parking, landscaping and boundary treatment - Approve with Conditions 19/02/2025

71850 - Application to discharge condition nos. 5 (Drainage) 6 (Soft Landscaping) 7 (Car Park Access Footway) 8 (Method Statement) on planning application 71228 - Approve 02/06/2025

Publicity

n/a

Statutory/Non-Statutory Consultations

Traffic Section

Environmental Health - Contaminated Land

Waste Management

Pre-start Conditions - Not relevant

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.

Condition 3 - Unforeseen Contamination

Photographs demonstrating the ground conditions encountered during the installation of the foundation pads have now been received. Consequently, the Environmental Health Section is satisfied that Condition 3 can be recommended for discharge.

Condition 4 - Imported soil

A Safety Data Sheet for topsoil supplied by Westland dated 12 April 2018 has previously been provided.

An invoice for 1 bulk bag of topsoil supplied in September 2025 by MKM Buildings Supplies has been provided. No chemical testing for contaminants has been provided. However, given the very limited nature of the soft landscaping (photograph of containers/planters has been provided) any exposure of site users to imported soils will be extremely limited. Therefore, on this occasion no further information is required. Consequently, the Environmental Health Section is satisfied that Condition 4 can be recommended for discharge.

Condition 9 - Servicing and turning facilities

The applicant has provided photographic evidence of the servicing turning facilities. The Highway Authority have confirmed that based on the photographs submitted condition 9 appears to have been discharged.

Condition 10 - Car park surfacing

The applicant has provided photographic evidence of the car park surfacing, delineation of spaces and layout

The Highway Authority have confirmed that based on the photographs submitted condition 10 appears to have been discharged.

Condition 11 - Refuse storage

The applicant has provided photographic evidence of the bin store area

The Highway Authority have confirmed that based on the photographs submitted condition 11 appears to have been discharged.

Recommendation: Approve

Conditions and Reasons:

The following conditions have been approved -
Condition 3 - Unforeseen contamination
Condition 4 - Imported soil
Condition 9 - Servicing and turning facilities
Condition 10 - Car park surfacing
Condition 11 - Refuse storage

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JT	11/11/25	DM	19/11/2025

