

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 09/12/2025	Ref: 72323/CONDIS
Registration: 11/09/2025	LDfC: 06/10/2025	Expiry Date: 06/11/2025
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 (contaminated land) and condition 4 (remediation strategy) on planning permission 70951

Location: Land adjacent 41 Bury Old Road, Ainsworth, Bolton, BL2 5PF

Description

Application to discharge conditions on planning reference 70951.

Condition 3 - Site characterisation
Condition 4 - Remediation Strategy

Relevant Planning History

70951 - Demolition of existing garage/store to be replaced with 1 no. dwelling with attached garage - Approve with Conditions 14/11/2024
71666 - Application to discharge condition 9 (Construction Traffic Management Plan) on planning permission 70951 - Approve 03/04/2025

Publicity

n/a

Statutory/Non-Statutory Consultations

Environmental Health - Contaminated Land - No objection to discharge of conditions

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.

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Condiiton 3 - Site characterisation

Phase 2 Geo-Environmental Investigation, Risk Assessment and Outline Remediation Strategy

The applicant has submitted information to satisfy the EH Section that the condition can be discharged.

Condition 4 - Remediation Strategy

Remediation Strategy and Verification Report Plan received (job no. LKC241504) December 2025.

The submitted remediation strategy is sufficient. As such the condition is recommended for discharge.

Recommendation: Approve

Conditions and Reasons:

The conditions listed below are approved -

Condition 3 - Site characterisation

Cindition 4 - Remediation Strategy

Phase 2 Geo-Environmental Investigation, Risk Assessment and Outline Remediation Strategy
Remediation Strategy and Verification Report Plan received (job no. LKC241504) December 2025.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JT	9/12/25		