

Bury Council
Planning Department
Town Hall
Knowsley Street
Bury
BL9 0SW

3rd February 2026

Dear sir or madam.

Application to Discharge Conditions 3, 4, 5, 6, 7, 14, 18 and 20 pursuant to Full Planning Permission ref: 69463 at site of Station Works, Bury Road, Radcliffe, Manchester, M26 2UA.

We are pleased to submit an application to discharge conditions 3, 4, 5, 6, 7, 14, 18 and 20 pursuant to the full planning permission ref: 69463 that was granted on 20th March 2024.

The application and accompanying details have been submitted via the Planning Portal (ref. PP-14472281) on 23rd January 2026 and comprise the following:

Condition 3

Details/Samples of the (materials/bricks/hard landscaped areas) to be used in the external elevations, and spaces together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any above ground works. Only the approved materials/bricks shall be used for the construction of the development.

A Materials Schedule prepared by Highall Developments Ltd (ref: Bury Road – Materials) has been submitted with this application.

It is considered that the submitted information accords with this condition and we request that Condition 3 be discharged.

Condition 4

Notwithstanding the details indicated on the approved plans, no development other than site clearance and remediation shall commence unless and until full details of the following have been submitted to a scope and specification to be agreed on a topographical based survey of the site and adjacent adopted highways to the Local Planning Authority:

1. *Formation of the access onto Bury Road, incorporating the reinstatement of all redundant accesses to adjacent footway/verge levels, replacement/relocation of all affected highway drainage gullies, provision of visibility splays appropriate for a design speed of 30mph, tactile paved crossing point in a position to be agreed, demarcation of the limits of the adopted highway, provision of give-way markings and alterations/replacement of all affected existing*

road markings, replacement of all affected statutory undertakers plant covers and all associated highway and highway drainage remedial works;

- 2. In the event that the site access/estate roads are not to be considered for adoption by the Council, measures to prevent the discharge of surface water onto the adopted highway;*
- 3. In the event that any retaining structures/boundary walls are required that abut/are sited in close proximity to the adopted highway, an 'Approval In Principle' for the proposed structures, incorporating foundations that do not encroach under the adopted highway and full structural, construction and drainage details, calculations, pedestrian protection measures and a detailed construction method statement;*
- 4. Provision of a street lighting assessment to a scope and specification to be agreed for the junction of the site access with Bury Road and the proposed residential estate roads, and, where necessary, a scheme of improvements;*
- 5. Review of need for the introduction of additional waiting restrictions to a scope to be agreed at the junction of the site access with Bury Road, including, if required, all necessary road markings and signage;*
- 6. A scheme of 20mph traffic calming measures on the proposed estate roads to a scope and specification to be agreed, incorporating the formation of speed tables at all appropriate junctions, road markings and signage as required.*

The details subsequently approved shall be implemented to an agreed programme.

The following information has been submitted: -

- Proposed Lighting and Installation Design Layout (ref: 23950-D-01)
- Outdoor Lighting Report (ref: 23950-A-01)
- Section 278 Site Access Arrangement (ref: P25131-DGC-Z1-GF-DR-C-1004)

It is considered that the submitted information accords with the requirements of this condition and we request that Condition 4 be discharged.

Condition 5

In the event that it is intended for the proposed residential estate roads to be considered for adoption by the Council, notwithstanding the details indicated on the approved plans, no development other than site clearance and remediation shall commence unless and until full details of the following have been submitted on a topographical based survey of the site and adjacent adopted highways to the Local Planning Authority:

- 1. Formation of the proposed estate roads (including any necessary land filling operations and method of compaction), incorporating minimum 5.5m carriageway and 2.0m footway widths;*
- 2. Provision of long sections and cross sections at positions to be agreed through the proposed estate roads and turning heads to ensure that adoptable gradients will not exceed 1 in 14 for the purposes of adoption and incorporating a maximum 1 in 20 plateau at each junction within the development and at the interface with the adopted highway;*
- 3. Demarcation of the limits of adoption at all relevant locations;*
- 4. Provision of visibility splays appropriate for a design speed of 20mph at all internal junctions, including car park access, in accordance with the standards in Manual for Streets with no obstructions above the height of 0.6m within them;*
- 5. Swept path analysis of the proposed estate roads to ensure that an 11.85m long refuse collection vehicle can pass a private car at all points and manoeuvre at all turning heads;*

6. *Facilities for the storage of bins on collection day at the interfaces of all shared accesses with the proposed adopted highway;*
7. *Provision of a scheme of measures/boundary treatment at the interface of the car park with the future adopted highway to prevent vehicle encroachment of the adjacent footway, incorporating railings that do not restrict visibility at adjacent junctions and foundations that do not encroach under the future adopted highway;*
8. *Proposed planting/surfacing details and management/maintenance arrangements for all landscaped/car parking areas abutting the proposed adopted highway;*
7. *Proposed porous/permeable driveway/hardstanding materials and/or measures to prevent the discharge of surface water onto the future adopted highway from all proposed individual and shared driveways.*

The details subsequently approved shall be implemented to an agreed programme.

The following information, prepared by DGC Consulting Engineers, has been submitted: -

- Highway General Arrangement (ref: P25131-DGC-Z1-GF-DR-C-1001-P01)
- Section 38 Agreement Plan (ref: P25131-DGC-Z1-GF-DR-C-1002-P01)
- Surface Finishes and Kerbing (ref: P25131-DGC-Z1-GF-DR-C-1003-P01)
- Road and Sewer Long Sections (ref: P25131-DGC-Z1-GF-DR-C-1005-P01)
- Highway Construction Details (ref: P25131-DGC-Z1-GF-DR-C-1006- P01)
- Refuse Vehicle Tracking (ref: P25131-DGC-Z1-GF-DR-C-1007-P01)
- S104 Agreement Plan (ref: P25131-DGC-Z1-GF-DR-C-2001-P01)

It is considered that the submitted information accords with this condition and we request that Condition 5 be discharged.

Condition 6

No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved by the Local Planning Authority and shall confirm/provide the following:

1. *Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development, replacement of all boundary features and as a result of statutory undertakers' connections to the site;*
2. *Access route for all construction vehicles to the site from the Key Route Network;*
3. *Access point/arrangements for construction traffic from Bury Road and all temporary works required to facilitate access for construction vehicles;*
4. *If proposed, details of site hoarding/gate positions, incorporating the provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway;*
5. *A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access onto Bury Road;*
6. *Confirmation of hours of operation and number of vehicle movements;*
7. *Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;*
8. *Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials;*

9. *Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.*

The approved plan shall be adhered to throughout the demolition/construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition and construction periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of demolition/construction materials.

A Construction Traffic Management Plan/Site Plan prepared by Jenkins Design Services (ref: SI-00-DR-A-1001-Rev Q) has been submitted with the application.

It is considered that the submitted information accords with the requirements of this condition and we request that Condition 6 be discharged.

Condition 7

In the event that it is not intended for the proposed residential estate roads to be considered for adoption by the Council, no development other than site clearance and remediation shall commence unless and until details of the proposed arrangements for future management and maintenance of the proposed estate road within the development have been submitted to and approved by the local planning authority. The estate road shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.

A Section 38 Agreement Plan (ref: P25131-DGC-Z1-GF-DR-C-1002-P01) has been submitted with the application.

It is considered that the submitted information accords with the requirements of this condition and we request that Condition 7 be discharged.

Condition 14

No development shall commence unless and until:

1. *A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site and a detailed assessment of the risk to all receptors that may be affected, including those off-site shall be submitted to, and approved in writing by, the Local Planning Authority;*
2. *Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;*
3. *Where remediation/protection measures is/are required, a detailed Remediation Strategy that includes identifying any requirements for longer-term monitoring of pollutant linkages, maintenance, and arrangements for contingency action shall be submitted to, and approved in writing by, the Local Planning Authority.*

A Phase 2 Ground Investigation Report prepared by Westlakes Environmental (ref: 2300-001-001) has been submitted with the application.



It is considered that the submitted information accords with this condition and we request that Condition 14 be discharged.

Condition 18

No development, site clearance, earth moving shall take place or material or machinery brought on site until a method statement to protect the unnamed brook from accidental spillages, dust and debris has been supplied to and agreed by the Local Planning Authority. Measures will include capping of any existing surface drains to the Brook and blocking of any gaps between the site and the Brook with silt fencing. All measure will be implemented and maintained for the duration of the construction period in accordance with the approved details.

A Method Statement: Protection of brook during construction works (dated: 16.10.25) has been submitted with the application.

It is considered that the submitted information accords with this condition and we request that Condition 18 to be discharged.

Condition 20

Notwithstanding the details shown on the approved landscaping scheme, a scheme for the provision of bat and bird boxes shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any above ground works. The approved scheme shall thereafter be implemented not later than 12 months from the date the building(s) is first occupied.

A Bat and Bird Box Provisions Plan prepared by Pennine Ecological (dated: 06.11.25) has been submitted with the application.

It is considered that the submitted information accords with this condition and we request that Condition 20 to be discharged.

The requisite application fee of £383 has been paid via the Planning Portal together with submission of the application form.

We trust the above meets with your approval and look forward to hearing from you in due course, however, please do not hesitate to contact me should you require any further information.

Yours sincerely

Caius Colfer

Caius Colfer
Design Manager