

## **DELEGATED REPORT**

|                                 |                                   |                                |
|---------------------------------|-----------------------------------|--------------------------------|
| <b>Report by</b> Helen Pressley | <b>Date of report:</b> 18/11/2025 | <b>Ref:</b> 72096/CONDIS       |
| <b>Registration:</b> 23/06/2025 | <b>LDFC:</b>                      | <b>Expiry Date:</b> 18/08/2025 |
| <b>Site Visit:</b>              | <b>Site Notice:</b> N/A           | <b>Press Date:</b> N/A         |
| <b>Objections:</b> 0            | <b>Con Area:</b>                  | <b>Adv Type:</b> N/A           |
| <b>Reason for Delay:</b><br>N/A |                                   | <b>EIA:</b> NA                 |
|                                 |                                   | <b>Dec Level:</b>              |
|                                 |                                   | <b>Stat Class:</b> NREQ        |

**Proposal:** Discharge of condition 4 (site verification report), condition 6 (construction traffic management plan) and condition 9 (materials) on p/p 64375

**Location:** 19 Holyrood Road, Prestwich, Manchester, M25 1PD

### **Description**

Planning permission was granted under application 64375 for the demolition of the existing property and for the construction of a new two storey detached dwelling. The proposed dwelling would have a pitched roof with gable to front and rear elevations. To the front the proposed dwelling would have a canopy and bay window at ground floor. The dwelling would be constructed from facing brickwork, with a slate roof and stone headers and cills to the windows.

Application to discharge of condition 4 (site verification report), condition 6 (construction traffic management plan) and condition 9 (materials) of planning permission 64375

### **Relevant Planning History**

64375 - Demolition of existing dwelling and erection of 1 no. replacement dwelling - Approve with Conditions 26/09/2019

### **Publicity**

N/A

### **Statutory/Non-Statutory Consultations**

**Traffic Section** The proposed parking arrangements would not be acceptable as it would appear from the plan submitted that operatives would have to park vans nose in on RHS of the site frontage where it may not be possible to clear the footway.

**Environmental Health - Contaminated Land** - No objections raised.

**Pre-start Conditions** - N/A

### **Development Plan and Policies**

### **Issues and Analysis**

#### **Condition 4**

*Following the provisions of Condition 3 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and*

*A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.*

**Reason.** *To secure the satisfactory development of the site in terms of human health,*

*controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.*

Martin Environmental Solutions completed a Contaminated Land Desk Study Report for the proposed development at 19 Holyrood Road in April 2023. The report concluded that there was no contamination present likely to result in a significant possibility of significant harm and that the site was safe and suitable for the intended use as a residential property.

The Site Verification Report received 27th October 2025 confirms that no signs of contamination were identified during the construction of the property. It also confirms that no excavated material was taken off-site and no material was imported onto the site. The Environment Section - Contaminated Land have confirmed no further information is required and condition 4 is recommended for discharge.

### **Condition 6**

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

- *Hours of operation and number of vehicle movements;*
- *Parking on site of operatives' vehicles together with storage on site of demolition/construction materials;*
- *If proposed, site hoardings/gate positions to be located clear of visibility splays required to be maintained at the junction of the site access and the access to No. 17 with Holyrood Road;*
- *Measures to ensure that all mud and other loose materials are not 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 construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition/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.*

*Reason. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, and ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.*

The proposed parking arrangements would not be acceptable as it would appear from the plan submitted that operatives would have to park vans nose in on right hand side of the site frontage where it may not be possible to clear the footway.

In this instance however, the development has been completed prior to submission of the pre-start condition and can therefore be discharged.

### **Condition 9**

*Details/Samples of the (materials/bricks) to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.*

*Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.*

Wienerberger Windmill Orange Bricks deemed satisfactory for external walls and above condition part discharged 20/12/2023 with the caveat the further material details were required. This application to fully discharge the condition gives the following details:

Roof: Marley modern smooth grey concrete roof tiles.

Rainwater Goods: Floplast RP4B 4M 69MM round downpipe and half round guttering - black PVCu

Windows: Black UPVC double glazed

Window Heads and Cills: Cast stone

The dwelling has been completed utilising these materials prior to applying to discharge the condition. Materials proposed are considered to be acceptable.

**Recommendation:** Approve

**Conditions and Reasons:**

- 1 The conditions listed below, of application 64375 are approved:  
Condition 4 - Site verification report  
Condition 6 - Construction Traffic Management Plan  
Condition 9 - Materials

| <u>Case Officer</u> | <u>Date</u> | <u>Sign off Officer</u> | <u>Date</u> |
|---------------------|-------------|-------------------------|-------------|
| HP                  | 18/11/2025  | DM                      | 19/11/2025  |