

Our Ref: 71844
Date: 03 June 2025
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Mr Richard Kevan
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Dear Mr Kevan

Proposal: Application for discharge of conditions on planning permission 71273:
Condition 3 (surface water drainage) and condition 6 (contaminated land
verification)
Location: Pilsworth Quarry, Pilsworth Road, Bury, BL9 8QZ

Condition 3 (Surface Water Drainage) and Condition 6 (Contaminated Land Verification) are not discharged for the following reasons:

Condition 3

United Utilities have reviewed the submitted information and recommends that condition 3 is not discharged. This is because there is no determining factor where foul or surface water drains from or to the drainage plan. Accordingly, the details submitted do not satisfactorily address the requirements of the condition and therefore the condition is not discharged.

Condition 6

Information has been submitted for condition 6 (Verification). However, no information has been submitted for the preceding contaminated land conditions 4 (Ground Gas Assessment) and 5 (Remediation Strategy). Condition 6 cannot be considered until condition 4 and 5 have been satisfactorily addressed. As such, the Local Planning Authority refuses to discharge this condition.

NOTE

The Council Contaminated Land Officer(s) note that pre discharge discussions were undertaken with the applicant's consultant in March regarding potential approaches to the ground gas risk assessment and the cover system, the latter of which was agreed in principle and this information has been submitted for condition 6, but it should form part of the details required by condition 5. It is understood by Officers that the consultant is still working on the ground gas risk assessment. Once this has been submitted by the applicant and agreed, then consideration can be made of condition 5. The development should not be occupied/brought into use until the subsequent condition, 6, has been satisfied, discharge recommended, and a decision issued.

Yours sincerely
The Development Management Team