

Bury Metropolitan Borough Council
Town Hall
Knowsley Street
Bury
Lancashire
BL9 0SW

Our ref: SO/2025/125190/01-L01
Your ref: 72190
Date: 26 August 2025

Dear Sir/Madam

**APPLICATION TO DISCHARGE CONDITION 11 (A LANDSCAPE AND
ECOLOGICAL MANAGEMENT PLAN) ON PLANNING PERMISSION 68368**

LAND AT YORK STREET/BURY ROAD, RADCLIFFE, MANCHESTER, M26 2GL

Thank you for referring the above application for the discharge of condition 11 (A Landscape and Ecological Management Plan) on planning permission 68368. We would like to make the following comments.

Environment Agency position

The details submitted (landscape map) do not provide details of all the soft landscaped areas and habitats created within the southern element of the development site as detailed in landscape layout P.1639.22 Rev. D sheet 1 (Ascerta, Aug 2022). This should include the long-term management prescriptions of these habitats, which will positively conserve, monitor and maintain these in the long term, understand what management body will undertake this conservation management; preferably with relevant experience of undertaking similar types of work; or how any ongoing invasives non-native species management will be coordinated with wider landscape management prescriptions.

Based on the above we would currently not recommend that condition 11 (Landscape and Ecological Management Plan) be discharged.

Once details have been submitted to the address above, we will be happy to comment further.

Please forward a copy of this letter to the applicant.

Yours faithfully

Mrs SYLVIA WHITTINGHAM
Planning Advisor

Direct e-mail SPPlanning.RFH@environment-agency.gov.uk