

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

Our ref: SO/2025/125190/02-L01

Your ref: 72190

Date: 07 November 2025

Dear Sir/Madam

****SUPPLEMENTARY INFO RECEIVED** 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 additional information (Landscape and Ecological Management Plan (LEMP) dated 21 October 2025 and associated soft landscape proposals (plans YD2-YS-LP001 and YD2-YS-LP101 to LP108) to the Environment Agency. We would like to make the following comments.

Environment Agency position

Following our review, we do not recommend the discharge of Condition 11 currently. The submitted documents do not include all green space areas within the red line boundary of the development site. They omit proposals for the reinstatement and long-term ecological management of the River Irwell corridor, including coordinated control of invasive non-native species, and landscaping along the York Street frontage. These elements were detailed in the original full planning submission (Ref: P.1639.22 Rev. E, Ascerta, November 2022) and are considered essential to the satisfactory discharge of this condition.

We will be happy to comment further once updated details have been submitted.



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