

9/10/2023

Ms H Leach
Bury Council
Planning Services
3 Knowsley Place
Bury, BL9 0EJ

Dear Helen,

RE: Planning Permission ref. APP/T4210/W/22/3308871 – Land at Radcliffe Moor Road, Bury

Please find enclosed an application along with supporting information to discharge 9 No. planning conditions associated with the above planning consent:

Condition 3 – Materials

The condition requires details of the materials to be used in the construction of the external surfaces of the clubhouse and the ancillary storage structures to have been agreed with the LPA prior to the commencement of the development. In order to address this requirement, please see enclosed the following information;

- Elevations Sheets 1 & 2
- External Works details (WML Drawing)
- Clubhouse Materials Schedule - 1010 MS01
- Maintenance Building Specification
- Clubhouse Specification

Please confirm compliance with this condition based upon the enclosed information.

Condition 4 – Contaminated Land Risk

The condition requires that no development shall commence until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority. In order to address this requirement, please see enclosed the following information;

- 20WCH011/GI – Ground Investigation Report

Please confirm compliance with this condition based upon the enclosed information.

Condition 5 – Remediation

The condition requires that no development shall take place where (following the risk assessment) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the local planning authority.

In order to address this requirement, please see enclosed the following information;

- Betts Associates Remediation Statement - 20WCH011/RS

Please confirm compliance with this condition based upon the above information.

Condition 6 – Drainage Maintenance and Management Plan

The condition requires that before the drainage system associated with the club house, playing pitches and car park is brought into use, a Management and Maintenance Scheme for the playing pitches and other facilities shall be submitted to and approved in writing by the local planning authority.

To address the requirements of the condition, please see details below;

- Landscape Management Plan - NC/6685/LMP/MAY2022
- Drainage Management Strategy - HYD633_RADCLIFFE.MOOR.ROAD_DMS

Please confirm that this condition has been complied with.

Condition 8 – Japanese Knotweed Management Strategy

The condition requires that no development shall commence until full details of a scheme for the eradication and/or control of Japanese Knotweed (*Fallonica Japonica*, *Rouse Decraene*, *Polygonum Cuspidatum*) and Himalayan Balsam (*Impatiens Glandulifera*) is submitted to and approved in writing by the local planning authority.

To address the requirements of the condition, please see details below;

- Invasive Weed Management Plan - NIG/DN20178 Rev A

Please confirm that this condition has been complied with.



Condition 9 – Protection of Bradley Fold and Blackshaw Brook during Construction

The condition requires that no earth moving shall take place or material or machinery brought on site until a method statement to protect the ponds at Bradley Fold and the Blackshaw Brook from accidental spillages, dust and debris has been supplied to and agreed by the local planning authority. All measures will be implemented and maintained for the duration of the construction period in accordance with the approved details.

To address this condition, please see enclosed;

- Detailed Method Statement to protect waterbodies - McArdle

Please confirm that this condition has been complied with.

Condition 11 – Landscaping Scheme

The condition requires a landscaping scheme shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development.

To address this condition, please find enclosed the following;

- Landscape Proposal - 6685.01

Please confirm that this condition has been complied with.

Condition 17 – Detailed Drainage Design

The condition requires Prior to the commencement of development, a detailed drainage design, broadly in accordance with the principles established in the Hydrological Assessment (July 2022) (ref. HYD633) and Preliminary Drainage Strategy (ref. HYD633.633.BET.1 Rev. A).

To address this condition, please find attached the following;

- Alternative Drainage Arrangement #2 – Swale arrangement with no connection – 1013 ENG001B
- Drainage Details Sheet 1 - 10122-WML-00-XX-DR-C-1003-P01
- Drainage Details Sheet 2 - 10122-WML-00-XX-DR-C-1004-P01
- Drainage Details Sheet 3 - 10122-WML-00-XX-DR-C-1005-P01



- External Works Details - 10122-WML-00-XX-DR-C-1006-P01
- Extended Cross Section (A-AA) to show water bodies
- Extended Cross Section (B-BB) to show water bodies
- Extended Cross Section (E-EE) to show water bodies
- Hydraulic Calculations

Condition 18 – Investigations and Monitoring of Water

The condition requires that prior to the commencement of development, a scheme of intrusive site drainage investigations and preliminary engineering works to investigate ground water flows feeding Starmount reservoir and springs in the vicinity of the proposed swale, including the timing of such works, shall be submitted to and approved in writing by the local planning authority.

A report of the findings of such investigations shall be submitted to the local planning authority.

Any such report should include where appropriate any additional drainage works that are necessary to safeguard the functionality of the swale and the water quality and ground water flows into the adjacent existing waterbodies. Including detailed design that demonstrates that the proposed works will safeguard the structural integrity of Starmount reservoir and the quantity and quality of the water feeding the reservoir.

Our consulting engineers have been trying since consent was granted to engage with LLFA in order to agree the scope of the investigation without success. We have provided correspondence from Betts Associates which provides a scope of works and an explanation for the reasoning of the works to be done. This is costly site investigation work, which in the absence of feedback from Bury will be carried out at risk to ensure the project can be delivered from March 2024.

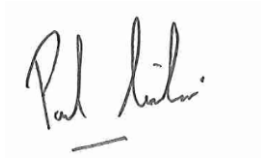
- Scope of works including SI location plan.
- Extended Cross Section (A-AA) to show how water bodies are not affected.
- Extended Cross Section (B-BB) to show water bodies are not affected.
- Extended Cross Section (E-EE) to show water bodies are not affected.

Please confirm that this SI is satisfactory and will work towards the compliance with the condition.



I trust that the supporting documents are sufficient to allow you to confirm compliance with and discharge the above conditions. However, should you require any further information please do not hesitate to contact the undersigned.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Paul Sinclair', with a short horizontal line underneath.

Paul Sinclair
Technical Director
For Westchurch Homes Ltd

