

DELEGATED REPORT

Report by Helen Pressley	Date of report: 01/10/2025	Ref: 72064/CONDIS
Registration: 06/08/2025	LDfC: 29/08/2025	Expiry Date: 01/10/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: NREQ

Proposal: Application to discharge condition 4 (works to trees or shrubs), condition 5 (Biodiversity Gain Plan) and condition 6 (Habitat Management and Monitoring Plan) and Statutory Biodiversity Gain Plan Condition on planning permission 71043

Location: Holcombe Brook Sports and Tennis Club, Hazel Hall Lane, Tottington, Bury, BL0 9FS

Description

Planning permission is sought for alterations to existing 1no. tennis court to the north east end of the site to create 2 no. padel courts. The proposal would also include provision of a an 8 metre galvanised steel frame covered with material and with toughened glass rebound panels to the end.

Application to discharge condition 4 (works to trees or shrubs), condition 5 (Biodiversity Gain Plan) and condition 6 (Habitat Management and Monitoring Plan) and Statutory Biodiversity Gain Plan Condition on planning permission 71043

Relevant Planning History

42996 - Construction of 13 tennis courts (9 with floodlights); new clubhouse, car park, 2 childrens courts, practice wall and landscaping at land off Hazel Hall Lane, Holcombe Brook. Refused - 13 October 2004.

45384 - Construction of 9 tennis courts (5 with floodlights); new clubhouse, car park, 2 childrens courts, practice wall and landscaping at land off Hazel Hall Lane, Holcombe Brook. Refused - 20 December 2005.

53247 - Construction of 8 Tennis Courts (6 with floodlighting), club house, associated car parking, mini tennis area with practice wall and landscaping at land off Hazel Hall Lane, Holcombe Brook. Approved with conditions - 2 March 2011.

55014 - Non material amendment (following grant of permission 53247) to clubhouse for alterations to layout; external alterations to openings and increase in width of building by 900mm at land off Hazel Hall Lane, Holcombe Brook. Approved - 17 April 2012.

55673 - Non material amendment following grant of permission 53247 for amendments to roof of proposed clubhouse at land off Hazel Hall Lane, Holcombe Brook. Approved - 10 October 2012.

57587 - Non-material amendment following grant of planning permission 53247 for construction of 8 tennis courts (6 with floodlighting), club house, associated car parking, mini tennis area with practice wall and landscaping:
Revise and reduce the scope of the approved vehicular access arrangements to the development site from Longsight Road at Hazel Hall Lane, Longsight Road, Holcombe Brook. Approved - 13 June 2014.

58735 - Variation of condition no. 27 following grant of permission of pp 53247 - variation of materials to be surfaced in areas of the car park (Retrospective) at land off Hazel Hall Lane, Holcombe Brook. Received - 27 May 2015.

59309 - Prior notification for proposed installation of 230 solar photo-voltaic modules, Suntech STP285S-20/Wew (285W). A total of 66kW at Holcombe Brook Tennis Club, Hazel Hall Lane, Ramsbottom. Prior approval required and refused - 17 November 2015.

69774 - Extension to existing bin store; erection of storage container and 2.6m high screen fencing and provision of additional flood lighting to tennis courts. - Approve with Conditions 11/10/2023

71043 - Alterations to existing tennis court to create 2 no. padel courts - Approve with Conditions 19/11/2024

72139 - Non-material amendment following grant of planning permisison 71043 (alterations to existing tennis court to create 2 no. padel courts): Increase width of padel courts from 15 metres to 15.63 metres - Approve 29/07/2025

Publicity

N/A

Statutory/Non-Statutory Consultations

Greater Manchester Ecology Unit - no objections to conditions 4 and 5 being discharged.

Pre-start Conditions - N/A

Development Plan and Policies

Issues and Analysis

Condition 4

No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies JP-G8 - A Net Enhancement of Biodiversity and Geodiversity and EN6/3 - Features of Ecological Value of the Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

A check for nesting birds occurred in May. If the scrub has already been cleared then the condition can be discharged. If still present the condition still applies as the nesting bird check is no longer valid.

We are however now outside of bird nesting season.

Condition 5

The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Net Gain Assessment dated September 2024 Rev B and prepared by Verity Webster and must include:

- 1. information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;*
- 2. the pre-development biodiversity value of the onsite habitat;*
- 3. the post-development biodiversity value of the onsite habitat;*
- 4. any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;*

5. any biodiversity credits purchased for the development; and
 6. any such other matters as the Secretary of State may by regulations specify.
- Reason.** To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.

A BGP has been provided, and a number of minor issues have been updated throughout the condition discharge application process. GMEU have raised no issues with this condition being discharged.

Condition 6

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

7. a non-technical summary;
8. the roles and responsibilities of the people or organisation(s) delivering the HMMP;
9. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
10. the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
11. the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

has been submitted to, and approved in writing by, the local planning authority.

Reason. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.

Grazing is going to continue in the field where shrub planting is proposed. A fence to deal with grazing pressure has not been included within the HMMP and as such no objections are raised by GMEU to the discharge of this condition.

Statutory BNG Condition

Under paragraph 15 of Schedule 7A, the planning authority must only approve the Biodiversity Gain Plan if they are satisfied that:

- the pre-development biodiversity value of the onsite habitat is as specified in the plan;
- the post-development biodiversity value of the onsite habitat is at least the value specified in the plan;
- in the case where the registered offsite biodiversity gain is specified in the plan, as allocated to the development:
 - the registered offsite biodiversity gain is so allocated (and, if the allocation is conditional, that any conditions attaching to the allocation have been met or will be met by the time the development begins), and
 - the registered offsite biodiversity gain has the biodiversity value specified in the plan in relation to the development;
- that any biodiversity credits specified in the plan as purchased for the development have been so purchased; and
- the biodiversity net gain objective is met.

In order to support their submission for discharge of the condition the applicants have submitted the following documentation:

- Biodiversity Gain Plan signed 05/09/2025 undertaken by Verity Webster Ltd
- Statutory BNG Metric Rev B
- Habitat Management and Monitoring Plan dated 05/09/2025

GMEU confirmed that the only minor technical amendments required are:

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- The start page being completed by the LPA for the statutory metric- *completed by the LPA 01/10/2025*
- Completion of section 4.8 of the gain plan by stating mixed scrub is the significant habitat - *updated by the applicant 30/09/2025*

No offsite BNG provision is proposed.

As such no objections are raised to the discharge of the Statutory BNG condition.

Recommendation: Approve

Conditions and Reasons:

- 1 The following conditions of application 71043 are approved:
Condition 4 - Works to trees and shrubs *
Condition 5 - Biodiversity Gain Plan
Condition 6 - Habitat Management and Monitoring Plan
Statutory Biodiversity Gain Plan

*should the works to trees and shrubs are not be undertaken by 1st March 2026 this condition will need to be applied for again.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP 01/10/2025			