

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

Our ref: SO/2025/125190/04-L01
Your ref: 72190
Date: 28 January 2026

Dear Sir/Madam

****ADDITIONAL INFORMATION IN RELATION TO CONDITION 11 OF
PERMISSION 68368 APPLICATION TO DISCHARGE CONDITION 11 (A
LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN)**

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

Thank you for referring the above application for the discharge of condition 11 to the Environment Agency. We would like to make the following comments.

Environment Agency Position

We have reviewed the updated and amended Landscape & Ecological Management Plan, Revision B (Square Yard, 20/01/2026), together with landscape drawings YD2-YS-LP201, YD2-YS-LP301 and YD2-YS-LP302 (Nov 2025) for both the York Street riparian development site and the wetland area south of Bury Road.

Subject to full compliance with these updated plans, we have no objection in principle to the discharge of Condition 11 (LEMP).

Advice to the applicant

We wish to reiterate the points raised in our comments dated 17 December 2025. At the new wetland location, significant land regrading, and soil movement at the southern extent of the riparian site has encroached into the approved 20m riparian corridor along the River Irwell. These works may also have facilitated the spread of existing invasive non-native species (INNS). Any disturbed areas within the LEMP boundary must be properly reinstated, and all INNS must be managed in accordance with best practice for each species present.

Given that the LEMP covers a 30-year period, once INNS have been eradicated, all areas previously treated with non-selective herbicide must be replanted using an appropriate native, shade-tolerant grass and wildflower seed mix—or hedgerow mix where suitable—to ensure positive re-vegetation of riparian woodland and reduce the risk of re-colonisation from upstream sources.

Environment Agency
Richard Fairclough House Knutsford Road, Warrington, WA4 1HT.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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To ensure the long-term quality of the greenspace and maintain it as an attractive recreational resource, regular monitoring and removal of litter or fly-tipping will be required, with all waste disposed of at a licensed landfill facility.

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