

DELEGATED REPORT

Report by Helen Pressley	Date of report: 15/01/2026	Ref: 72667/CONDIS
Registration: 17/12/2025	LDFC: 27/01/2026	Expiry Date: 11/02/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Application to discharge condition 5 (remediation validation report) on planning permission 70565

Location: Former Bury Police Office HQ, Irwell Street, Bury, BL9 0HE

Description

Planning permission has been granted for the northern part of the site for the construction of an "L" shaped, 2 - 3 storey specialist care home (C2) with car parking located to the west of the proposed building fronting Irwell Street.

Application to discharge condition 5 (remediation validation report) on planning permission 70565

Relevant Planning History

02910/E - Hybrid application comprising of a full planning application for the construction of a 40-bed care home with associated parking, landscaping, and infrastructure, and an outline planning application for a 40-bed care home with associated parking, landscaping, and infrastructure. - Enquiry completed 06/03/2024

70565 - Hybrid application comprising Full application for specialist care home (Class C2) with associated parking, landscaping and infrastructure and Outline application for care home (Class C2) with all matters reserved. - Approve with Conditions 30/09/2024

71912 - Application to discharge statutory Biodiversity Net Gain condition on planning permission 70565 - Approve 3/12/2025

72725 - Photographic evidence of the installation of the agreed electric vehicle charge points. There are 3x No. electric vehicle charge points installed on site to parking spaces's 1, 2 & 10. Therefore Electric Vehicle Charging Points provided to 23% of the proposed parking spaces. - Pending

Publicity

N/A

Statutory/Non-Statutory Consultations

Environmental Health - Contaminated Land - The information presented is sufficient and the condition is recommended for discharge.

Pre-start Conditions - N/A

Development Plan and Policies

Issues and Analysis

Condition 5

Following the provisions of Condition 4 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and

A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

This condition can be satisfied in Phases.

Reason. *To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.*

The following information has been submitted in support of the application to discharge condition 5 (remediation validation report) on planning permission 70565:

- COVER SYSTEM VALIDATION REPORT - FORMER BURY POLICE STATION, BURY, IGE Consulting, reference 3842-03A / JH, dated 13th January 2026.
- Copies of waste transfer documents dated 30/10/2025 - 23/12/2025

The report details the verification of imported material and a cover system in areas of soft landscaping. It is noted that the cover system installed comprised 150mm topsoil, underlain by 150mm subsoil. It was advised by email (13/01/2025 from Watson Batty Architects Ltd) that a membrane wasn't present and this was an error in the Remediation Strategy. The topsoil was imported from a greenfield source. The soil was subject to visual and chemical testing and found to be suitable for use. The depth of the cover system was tested in six locations. It is noted that topsoil exceeded the British Standard (BS 3882:2015) maximum recommended thickness of 300mm, however the depth of material placed does break any potential contaminated land pollutant linkage.

The Environment Section have confirmed that the information presented is sufficient and the condition is recommended for discharge.

Recommendation: Approve

Conditions and Reasons:

- 1 The following condition of application 70565 is approved:
Condition 5 - remediation validation report

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	15/01/2025	DM	15/01/26