

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 14/07/2026	Ref: 72451/CONDIS
Registration: 10/10/2025	LDFC: 19/11/2025	Expiry Date: 05/12/2025
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 3 (preliminary risk assessment), condition 7 (landscaping), condition 9 (highways) and condition 13 (materials) on planning permission 67787

Location: Land adjacent to 9 Taylors Lane, Radcliffe, Bolton, BL2 6QS

Description

Application to discharge condition 3 (preliminary risk assessment), condition 7 (landscaping), condition 9 (highways) and condition 13 (materials) on planning permission 67787

Relevant Planning History

56560 - Demolition of existing buildings and regrading of land; Erection of 1 no. detached dwelling; Erection of stables, with tack room, store, kennels and wash room; Formation of manege (resubmission) - 09/04/2015

56560 - Demolition of existing buildings and regrading of land; Erection of 1 no. detached dwelling; Erection of stables, with tack room, store, kennels and wash room; Formation of manege (resubmission) - Refused 07/07/2014

Publicity

n/a

Statutory/Non-Statutory Consultations

Traffic Section - No objection

Environmental Health - Contaminated Land - No objection

Greater Manchester Ecology Unit - No objection

Pre-start Conditions - Not relevant

Development Plan and Policies

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically

mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Condition 3 - Site characterisation and remediation strategy

- Intrusive Report, Land Adjacent to 9 Taylors Lane, Bolton, BL2 6QS, Worms Eye, Reference: Taylors Lane / BL2 6QS / 2026, 15 May 2026.
- Email from Neil Pike Associated confirming that remedial Option 1 will be implemented, dated 1 July 2026.

Previously received and reviewed:

- Phase 1 Investigation for a Proposed Development on Land Adjacent to 9 Taylors Lane, Bolton, BL2 6QS, Peak Associates, Reference: 13016, February 2013.

The EH Section are satisfied condition 3 can be discharged.

The remedial works should be fully implemented in accordance with the strategy's recommendations.

Condition 7 - Landscaping

Native trees and hedges are proposed. GMEU have no objections to the proposals. This

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part of the condition can be discharged.

Measures for swallow, logically in the retained section of stable (assuming there will be permanent openings to enable the swallow to gain access to nesting opportunities), should be provided.

The applicant has confirmed 2 bird boxes for swallows will be provided and revised plans have been received.

Condition 9 - Highways - Access works

Access route survey dated 4th April 2023

The Highway Authority have confirmed no objections to the part discharge of condition 9

Condition 13 - Materials

The existing façade of the building is to remain in situ and the doors and windows will be oak coloured upvc.

This is considered acceptable.

Recommendation: Approve

Conditions and Reasons:

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JT	14/7/26	DM	15/7/26