

DELEGATED REPORT

Report by Claire Booth	Date of report: 20/07/2026	Ref: 71329/OUT
Registration: 10/01/2025	LDFC: 11/02/2025	Expiry Date: 07/03/2025
Site Visit: 29/01/2025	Site Notice: N/A	Press Date: N/A
08:00:00		
Objections: 1	Con Area: N/A	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: MIMW

Proposal: Outline application (all matters reserved) for new warehouse unit (Class B8)

Location: Land to side of Genesis House, Stopes Road, Radcliffe, Manchester, M26 3TL

Description

The application site is located on the east side of the village on Stopes Road, Radcliffe adjacent to a Warehouse building in use by a business (Go Wallpaper, the applicant) and is accessed via a commercial entrance. This side of Stopes Road is dominated by Warehouse/ Industrial uses. Opposite the site are residential dwellings.

Permission is sought for Outline planning permission with all matters reserved for a Warehouse building.

Relevant Planning History

44741 - 2.4 METRE HIGH PALADIN FENCING ADJACENT TO STOPES ROAD -

Approved with Conditions, 01/09/2005

62804 - Creation of new access from Stopes Road - Refused, 09/07/2018

70291 - Outline application (all matters reserved) for new warehouse unit (Class B8) at side

- Withdrawn - Invalid 15/03/2024

Publicity

The application site has been advertised by site notice, dated 13/01/2025 and 25 neighbouring properties have been notified by letter.

Initial letters sent: 11/12/2024

Letter advising of first set of amendments sent: 20/01/2025

Re-advertisement letters sent: 07/01/2026

Two representations have been received from residential occupiers, raising the following concerns:

- Raises concern that there is already significant disruption in what is a residential road, due to the volume of articulated lorries and other vehicles connected with both the wallpaper business at Genesis House and the food business next door to it, sometimes stopping or delaying residents from leaving their properties due to the parking of the lorries on the road and reversing of lorries towards a blind bend in the road in of the Stopes Tavern.
- Asserts the road is already dangerous because of the volume of articulated lorries leaving and entering the existing haulage yard (Obertellis).

DELEGATED REPORT

- Asserts access to the existing buildings should be given via the main road.
- States, the flood lights and security spotlights on Genesis House are extremely bright, resulting in light pollution, which affects both residents and the surrounding wildlife/birdlife to the property. The addition of another building/storage/warehouse would only exacerbate the existing issues to residents.
- Raises concern that part of the land nearest to the main road is owned by Bury Council and was part of the nursery that used to be there many years ago and was bequeathed to the council and people of Radcliffe and can only be used for agricultural or leisure use.
- Explain that residents already have HGV's turning up as early as 6.45am, parking illegally and blocking emergency vehicle access whilst they are unloaded on a public road by a fork lift truck. They then have to reverse down the road 200m towards a blind bend, completely blocking access.
- Asserts this application should be rejected as it will significantly increase noise, light and traffic pollution for the local residents.

Following reconsulting neighbours when the application included the adjoining land, owned by the Council within the red edge/ application site, one representation has been received raising no objections to the proposal as long as the traffic movements are only 2 per day (1 delivery and 1 collection, rigid HGV) as stated in the application and are strictly adhered.

Statutory/Non-Statutory Consultations

Traffic Section - No objections to the point of access, provided suitable visibility splays and two-way movement and satisfactory turning is secured at reserved matters stage along with a satisfactory level of car parking and cycle storage provision is provided under the matters of Access and Layout.

Environmental Health - Contaminated Land - No objections, subject to conditions relating to ensuring ground conditions are made safe for future users of the development
Waste Management

The Coal Authority - No objections subject to conditions ensuring the coal mining legacy in close proximity to the site is safeguarding and that the application site is made safe for future occupiers of the development.
Greater Manchester Ecology Unit

Greater Manchester Ecology Unit - No objections subject to conditions securing the mitigation/enhancement recommendations made in Section 8 of the report and off-site BNG credits.

United Utilities (Water and waste) - No objections, subject to a condition securing a sustainable surface water drainage scheme and a foul water drainage scheme.

GMCA - Minerals and Waste consultations - No objections.

Property & Technical Services - Asset Management - Acknowledge that the applicant has served notice on them to develop the portion of the application site owned by the Council. They advise there is a restriction on the land re how it can be used and acknowledge that this fact is a separate matter and as landlord they can enforce, or otherwise and such restrictions, even where planning permission is granted.

Environmental Health - Pollution Control - No objections.

Pre-start Conditions - Applicant/Agent has agreed with pre-start conditions

Development Plan and Policies

EC2/2	Employment Land and Premises
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-S2	Carbon and Energy
JP-C2	Digital Connectivity
NPPF	National Planning Policy Framework

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.

Principle of Development

The application site is located on the east side of Stopes Road adjacent to existing commercial buildings extending down the length of Stopes Road to its junction with the main highway,

The commercial buildings are not within an allocated Employment Area, however, UDP Policy EC2/2 supports Employment Land and Premises Outside the Employment Generating Areas. It states the Council will seek the retention of existing employment land and premises outside the Employment Generating Areas except where it can be clearly demonstrated that an existing employment site or premises is no longer suited in land use terms to continued employment use. In such circumstances consideration will be given to alternative development providing it does not conflict with the character of the surrounding area and other policies and proposals of the Plan.

As well as the Employment Generating Areas defined in Policy EC2/1 there are a number of isolated pockets of industry in the Borough, such as the case here. These provide valuable sources of local employment, often in the more deprived areas of the Borough. The proposal is therefore acceptable in principle.

Point of Access

Under article 5(3) of the Development Management Procedure Order 2015, an application for outline planning permission must also indicate the area or areas where access points to the development will be situated, even if access has been reserved. The proposal being considered in Outline with all matters reserved.

The point of access seeks to utilise the existing vehicular access off Stopes Road. The point of access is acceptable in principle.

The access and layout of the development would be considered at reserved matters stage.

Therefore, whilst the application was initially submitted with a Layout drawing/ Proposed Site Plan which due to the size of the building indicated and its siting, this does not mean that a satisfactory and safe form of development could not be secured on this site by proposing a smaller building or changing its siting to provide a turning circle of a satisfactory size for delivery vehicles. As part of the reserved matters of Access and Layout, a planning condition could also be imposed at that stage restricting the size of vehicles delivering to the proposed development.

Based on the above, the point of access proposed on Stopes Road is acceptable in principle.

Ground conditions and safety

The application site currently comprises a grassed area adjacent to commercial buildings. Historical mapping and imagery indicate the land was previously within a pottery works, contained disturbed/waste ground and been in use as a builders yard. The site does not lie within 250 metres of any registered landfill sites, is not in close proximity to any major surface watercourse. The site is situated above the Pennine Middle Coal Measures Secondary A Aquifer, overlain by till superficial deposits. The site is not situated within a Radon Affected Area.

The submitted Phase 1 Preliminary Risk Assessment report includes a description of the site including its past historical uses. An appraisal of the site environmental setting is presented including its geology, hydrology and hydrological regime, mining activities, waste management issues, and identification of additional environmental sources, pathways and

receptors. This information has been used to compile a clear site conceptual model, which identifies potential sources, pathways and receptors and likely pollution linkages.

The desk study information provided appears to be sufficient to assess the potential risks at the site.

A site reconnaissance visit was carried out on 16th May 2024 by the consultant as part of the preliminary risk assessment. The site was found to comprise grass covered land with a metal storage unit in the south. Two hand dug trial holes identified a granular made ground to 0.55mbgl containing occasional brick.

The preliminary risk assessment has concluded that there is a moderate to moderate/low risk to human health and the environment from soil contamination and ground gas at the site. Consequently, the consultant has recommended that a site investigation be undertaken to confirm ground conditions across the site. This will include rotary drilling to confirm the depth to coal seams, the thickness of seams, signs of workings and evidence of treatment work as recommended by the Coal Mining Risk Assessment report.

In order for the Council to be satisfied that this development does not pose a risk to human health or the environment, the following information needs to be submitted to the Council for approval:

- (i) A site investigation proposal.
- (ii) A site investigation and risk assessment report.
- (iii) Should (ii) indicate further assessment is warranted, a detailed remediation strategy and validation plan.
- (iv) A materials management plan, if the CL:AIRE Definition of Waste Code of Practice is to be used.
- (v) If (iii) is warranted, after completion of site works, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section.

Site's location within a Coal Authority Development High Risk Area

The application site falls within the defined Development High Risk Area, therefore, within the site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of this application.

The application lies in an area where coal mining has taken place at shallow depth and where further historic unrecorded shallow coal mining is likely to have occurred. The Coal Authority/ Mining Remediation Authority advises that their records suggest that the eastern part of the application site extends marginally within the boundaries of a wider site from which coal has been extracted by surface (opencast) mining methods.

They have advised that where opencast mining has taken place, general settlement of backfill and differential settlement over / in the vicinity of buried opencast highwalls can occur, which in turn can result in damage to buildings and structures. The Coal Authority considers that development should avoid buried highwall features wherever possible. expect the applicant to undertake suitable intrusive site investigations prior to approval of a detailed layout in order to ensure that the built development avoids any buried highwall present and as such recommend a number of planning conditions.

The amended plans indicate that the proposed building may extend marginally into the area where past opencast mining activity may have taken place. However, given the size of the site and other constraints, including highways access requirements, we acknowledge that it may be considered unreasonable and unrealistic to require the highwall, if present, to be avoided in the layout proposed.

They also note that the applicant's original supporting Coal Mining Risk Assessment

acknowledges that past opencast mining activity is recorded at the eastern boundary of the site, which may pose a risk of ground instability, depending on the fill material, compaction methods and location of any buried high wall. The report author is satisfied that following the undertaking of drilling / probing to confirm the extent of opencast (and the position of any buried highwall) and to establish the type and strength of backfill material, suitable foundations, such as piled or raft foundations, may be adopted to mitigate any risk present.

In consideration of the above, the Coal Authority's Planning & Development Team wishes to raise no objections to the amended proposed scheme of development, subject to planning conditions being imposed a scheme of intrusive investigations being carried out on site to establish the risks posed to the development by past shallow and surface (opencast) coal mining activity; and any remediation works and/or mitigation measures to address land instability arising from past coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 187, 196 and 197 of the National Planning Policy Framework.

Site's location within a Mineral Safeguarding Area

The proposed development is located within a Mineral Safeguarding Area for coal and brick clay and therefore Greater Manchester Minerals Plan Policy 8 - Prior Extraction of Mineral Resources Within Mineral Safeguarding Areas is relevant. The Greater Manchester Minerals Plan (adopted 2013) forms part of Bury's Development Plan and sets out policies relating to minerals, including the safeguarding of mineral resources. Greater Manchester Combined Authority Minerals and Waste team have thus been consulted on the proposed development.

The proposed site is adjacent to existing warehouse development and Stopes Road/A6053. It is therefore unlikely to be viable to extract the mineral and in any case the UK no longer generates energy using coal. For this reason, GMCA and the Council consider the proposal would not demonstrably harm the minerals resource, which would be difficult to mine given the close proximity of residential dwelling houses to the application site. The proposal therefore accords with the GM Minerals and Waste Plan, Policy 8.

Biodiversity and Biodiversity Net Gain

The application site is located adjacent to the existing Go Wallpaper commercial premises and consists primarily of a maintained area of grassland immediately to the east of the business building, which is currently utilised as a delivery and operational area.

To the south of the grassland are several steel storage containers, while the public access road and a heavy plant parking area define the southern boundary of the site. To the east of the survey area, beyond a steel fence, is a patch of neglected land characterised by dense bramble undergrowth, self-seeded willow, and scattered mature trees, indicating it may have previously served as a growing area, given the presence of derelict polytunnels and an outbuilding. The dense vegetation in this off-site area restricts accessibility. To the north of the site lies a public road and a row of residential properties, beyond which agricultural land is visible. An additional area of cleared land ready for development lies to the west of the site, adjacent to the public road. The site is fenced in by close square plastic laminated metal fencing preventing transient species entering the site.

The application is accompanied by a Preliminary Ecology Survey which includes a Desk study (including DEFRA MAGIC data and LERC consultation), a UK Habitat Classification (UKHab) Survey, a Preliminary Bat Roost Assessment (PRA and a Ground Level Tree Assessment. It considers the site to have a low ecological value, but as the site is adjacent

to dense cover the report makes a number of recommendations to ensure any bats and biodiversity using the adjoining green space would not be harmed by the proposed developments. The Council's ecology advisors recommend a condition is imposed to ensure the recommendations within the submitted Preliminary Ecology Appraisal are carried out. Such a condition is therefore recommended.

One of the recommended mitigations within the submitted PEAR report requires ecological sensitive lighting. A planning condition is recommended to secure such lighting.

Subject to the imposition of the recommended conditions, the proposal accords with the requirements of PfE Policy JP-G8: Biodiversity and Geodiversity.

Biodiversity Net Gain

As the application was made after 2 April 2024, it is subject to the provisions in Schedule 7A of the Town and Country Planning Act 1990 (the Act) relating to "Biodiversity Net Gain in England" which "makes provision for grants of planning permission in England to be subject to a condition to secure that the biodiversity gain objective is met".

The development would result in a loss of 0.11 habitat units (100% loss of grassland). No on-site compensation is put forward as being possible in this application. To achieve the statutory 10% net-gain; 0.23 units of Tier A1 credits will need to be secured offsite or purchased. Through the use of an informative, the applicant will be made aware of the need to comply with the statutory condition.

Impact on Neighbours

The application site is located opposite residential dwellings on the opposite side of Stopes Road.

The representations from residents relating to noise from any increase in the number of HGVs visiting the site are noted. However, it is clear that a building of the size proposed would not generate a significant increase in such large vehicles attending this part of Stopes Road, certainly not to an extent that would justify the refusal of the application.

It is noted that residents are concerned about the brightness of the external lights on the adjacent unit, known as Genesis House, which is owned and in use by the applicant. In the first instance residents should contact the applicant/owner/ operator of Genesis House as the bulbs in the lights could be changed, the direction of the lights could be lowered, or hoods could be fitted on the lights. If they experience no joy, such issues should be reported to the Council's Pollution Control team. Where the light pollution being experienced is classed as a statutory nuisance, the Council could help resolve such issues.

The Council could control lighting of this site at Reserved Matters stage, the stage following any outline approval. The impact of lighting on the amenity of residents would most commonly be secured under the matter of 'Appearance'. The statutory definition of Appearance in the Town and Country Planning (Development Management Procedure) (England) Order 2015 includes the aspects of a building or place that determine its visual impression, including architecture, materials, decoration, lighting, colour and texture.

Carbon and Energy

PfE Policy JP-S2: Carbon and Energy requires new development to be net zero carbon in relation to the developments operational carbon emissions. The expectation from the adoption of the PfE Development Plan is that net zero carbon should be achieved for regulated carbon emissions; from 2028 for all emissions in construction; and from 2025, development should also calculate and minimise carbon emissions from unregulated emissions. A planning condition is recommended to secure this, as this is not an matter that can be controlled under one of the five reserved matters.

The policy also requires new development to incorporate adequate Electric Vehicle

Charging (EVC) points for its occupants. Similarly, SPD11: Parking Standards in Bury also secures EVCP. This matter would be secured under the reserved matters of either Access (which includes internal circulation routes) or Layout. A planning condition is recommended making this clear to the applicant.

Digital Connectivity

PfE Policy JP-C2 - 'Digital Connectivity' requires all new development to have full fibre to premises connections unless technically infeasible or unviable. A planning condition is recommended to secure this as nearly all businesses need to have online access to operate or hold up their business. Subject to the imposition of this condition, the proposal would accord with PfE Policy JP-C2.

Conclusion

The proposed development of providing a Warehouse on this site is acceptable in principle as it would sit aside existing business and warehouse development.

The proposed outline development for a warehouse unit is considered acceptable in principle, having regard to the site's established employment use and its relationship with the adjoining commercial premises. The development would support the continued operation and growth of an existing local business and is consistent with the objectives of UDP Policy EC2/2 relating to the retention and enhancement of employment land and premises outside designated employment areas.

No technical objections have been raised by the Council's consultees or statutory bodies, including Highway Engineers, Environmental Health, the Coal Authority, Greater Manchester Ecology Unit, United Utilities and GMCA Minerals and Waste. Matters relating to highways, ground conditions, coal mining legacy, ecology, drainage, carbon reduction and digital connectivity can be satisfactorily addressed through planning conditions and subsequently through the reserved matters process.

Whilst concerns have been raised by local residents regarding traffic, noise and lighting impacts, it has not been demonstrated that the development would result in a level of harm sufficient to warrant refusal. The proposed use is compatible with the existing commercial character of the area, and the scale and detailed design of the development will be assessed at the reserved matters stage.

Subject to the recommended conditions, including those relating to contamination, mining stability, biodiversity enhancement, drainage, net zero carbon requirements and digital connectivity, the proposal is considered to accord with the relevant provisions of the Development Plan and there are no material considerations that indicate planning permission should be withheld. Accordingly, outline planning permission is recommended for approval.

The planning conditions recommended secure all things that cannot be secured under any of the five reserved matters; access, appearance, landscaping, layout, and scale.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 Applications for approval of reserved matters must be made not later than:
- the expiration of three years beginning with the date of the grant of outline planning permission; and
 - that the development to which the permission relates must be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason. To comply with the requirements of section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 Before the development is commenced, the applicant shall submit detailed plans and particulars to the Local Planning Authority, and obtain their approval under the Town and Country Planning Acts, of the following reserved matters; the layout, scale, appearance, access thereto and the landscaping of the site.

Reason. To ensure the satisfactory development of the site and because this application is in outline only.

- 3 This permission relates to the following plans:

Drawing no. 100 Rev. D: Location Plan; and,
Drawing no. D0277/102 Rev. E: Existing Site Plan

Any application for approval of reserved matters submitted pursuant to condition no. 2 of this permission shall accord with the outline permission insofar as it relates to the maximum number of buildings and the site area.

Reason. The application is granted in outline only in accordance with the provisions of Article 4 of the Town and Country Planning (Development Management Procedure) Order 2015. Any application for reserved matters must be in accordance with and/or not exceed the parameters established as part of this permission.

- 4 Prior to the submission of any reserved matters application seeking approval of a detailed layout of development, a scheme of intrusive investigations shall be carried out on site to establish the risks posed to the development by past opencast and shallow coal mining activity. These works shall be carried out in accordance with authoritative UK guidance.

Reason. To ensure that prior to the commencement of development measures have been agreed which ensure that the site is, or can be made, safe and stable for the development to ensure that the development will accord with the National Planning Policy Framework.

- 5 Under the reserved matters of access and layout details of car parking spaces, sufficient manoeuvring space for delivery vehicles, associated refuse storage and an electric vehicle a scheme for the provision of electric vehicle charging point infrastructure shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall accord with the requirements of SPD11: 'Parking Standards in Bury'.

The development shall not be brought into use until the approved scheme has been implemented. The approved scheme shall thereafter be retained and maintained for the lifetime of the development.

Reason. To encourage the uptake of ultra-low emission vehicles and to promote sustainable modes of travel to accord with Policies JP-C1: An Integrated Network, JP-C5: Streets for All, JP-C8: Transport Requirements of New Development and JP-S5: Clean Air of the Greater Manchester Places for Everyone Joint Development Plan, SPD11: Parking Standards in Bury and the National Planning Policy Framework.

- 6 No vegetation clearance, ground works, site preparation works, or other activities with the potential to impact Great Crested Newts (*Triturus cristatus*) shall take place until a Precautionary Method of Working (PMW) for Great Crested Newts has been submitted to and approved in writing by the Local Planning Authority.

The PMW shall be prepared by a suitably qualified ecologist and shall include, but not be limited to:

- Details of all vegetation clearance, ground works and construction activities with the potential to affect Great Crested Newts;
- Measures to avoid harm to Great Crested Newts during site clearance and construction;
- A phased and supervised vegetation clearance methodology;
- Details of any exclusion fencing or other protective measures required;
- Procedures to be followed should Great Crested Newts be encountered during the works;
- Details of ecological supervision and monitoring, where necessary; and
- A timetable for implementation of all mitigation and avoidance measures.

All vegetation clearance and associated works shall thereafter be carried out in full accordance with the approved PMW.

Reason. To safeguard Great Crested Newts, a protected species, during site clearance and construction works, in the interests of biodiversity conservation and to ensure compliance with the Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended), Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 7 No clearance of any vegetation in preparation for or during the course of development shall take place during the bird nesting season (March to August inclusive) unless an ecological survey has first been submitted to and approved in writing by the Local Planning Authority which demonstrates that the vegetation to be cleared is not utilised for bird nesting. Should the survey reveal the presence of any nesting species, then no clearance of any vegetation shall take place during the bird nesting season until a methodology for protecting nest sites during the course of the development has been submitted to and approved in writing by the Local Planning Authority. Nest site protection shall thereafter be provided in accordance with the duly approved methodology.

Reason. In order to prevent any habitat disturbance to nesting birds in accordance with the requirements of Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity of the Greater Manchester Places for Everyone Joint Development Plan, the provisions of the Wildlife and Countryside Act 1981 (as amended) and the

National Planning Policy Framework.

- 8 Prior to the commencement of development, details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:
- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 - (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
 - (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 - (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 - (v) Foul and surface water shall drain on separate systems.
- The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason. To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution in accordance with Policy JP-S4: Flood Risk and the Water Environment of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 9 No development hereby permitted (except demolition and site clearance) within any approved phase shall take place until the works relating to land contamination detailed below are fully completed:

With consideration to human health, controlled waters and the wider environment, the following documents shall be completed to characterise potential risk to sensitive receptors and submitted to the Local Planning Authority for approval:

- II. Generic Quantitative Risk Assessment (GQRA). Submission of this document only if PRA requires it.
- III. Detailed Quantitative Risk Assessment (DQRA). Submission of this document if GQRA requires it.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 10 No development hereby permitted (except demolition and site clearance) shall take place until the works relating to land contamination detailed below are fully completed:

In accordance with the findings of site characterisation and risk assessment within the Phase 1 Preliminary Risk Assessment by LK Group dated May 2024, documents from the following shall be submitted to and approved in writing by the Local

Planning Authority:

- I. Remedial Options Appraisal.
- II. Remediation Strategy.
- III. Verification Plan.

The development shall not be brought into use until the approved remedial and verification measures and ongoing monitoring measures have been installed / implemented, which shall thereafter be retained.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 11 No external lighting shall be installed on the site unless details have first been submitted to and approved in writing by the Local Planning Authority. The details shall include the location, height, design, luminance, light spill contours, hours of operation and measures to minimise impacts on biodiversity, including commuting and foraging bats and other nocturnal wildlife. The lighting scheme shall be designed to achieve a dark corridor along habitat features and shall accord with the principles of the Bat Conservation Trust and Institution of Lighting Professionals Guidance Note 08/23 (or any subsequent replacement guidance). The approved scheme shall be implemented in full and thereafter retained as such.

Reason. To safeguard protected and priority species and maintain ecological connectivity in the interests of biodiversity, in accordance with Policy GP-G8: Biodiversity and Geodiversity of the Places for Everyone Joint Development the National Planning Policy Framework.

- 12 The development hereby approved shall be carried out in full accordance with the mitigation strategy measures (including their timetable for implementation) detailed within Section 8 (Mitigation Strategies) of the Preliminary Ecology Appraisal Report (PEAR) by 'ROAVR Group' (ref 24_PEA_BNG_09_13, dated 01 October 2024).

Reason. To ensure that adequate mitigation measures are introduced as part of the development in order that it does not adversely affect the favourable conservation status of any protected species and to ensure the provision of appropriate habitat compensation in accordance with the requirements of Policy JP-G8: Biodiversity and Geodiversity of the Places for Everyone Joint Development Plan, the National Planning Policy Framework, the Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).

- 13 No above ground development shall commence (excluding the demolition of existing structures) until;

- a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow and surface (opencast) coal mining activity; and
- b) any remediation works and/or mitigation measures to address land instability arising from past coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations, remedial works and mitigatory measures shall be carried out in accordance with authoritative UK guidance.

Reason. The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with paragraphs 187, 196 and 197 of the National Planning Policy Framework.

- 14 No development above foundation level shall take place until a Carbon and Energy Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall demonstrate how the development accords with the energy hierarchy and carbon reduction requirements of Policy JP-S2 (Carbon and Energy) of the Greater Manchester Places for Everyone Joint Development Plan, including details of energy demand reduction, energy efficiency measures, renewable and low carbon energy technologies, and predicted carbon emissions. The development shall be carried out in accordance with the approved details and retained thereafter.

Reason. To secure a low/ zero carbon form of development and ensure compliance with Policy JP-S2 (Carbon and Energy) of the Greater Manchester Places for Everyone Joint Development Plan.

- 15 No above-ground construction shall take place until a Digital Connectivity Scheme has been submitted to and approved in writing by the Local Planning Authority. The Scheme shall include:

- a) details of the infrastructure required to enable gigabit-capable broadband connections to the development;
- b) a timetable for implementation; and
- c) confirmation of engagement with a telecommunications network provider.

The approved Scheme shall be implemented in full in accordance with the approved details prior to first occupation of the development and shall be retained thereafter.

Reason. To ensure the provision of reliable high-speed digital communications infrastructure in the interests of sustainable development and future connectivity, in accordance with Policy JP-C2: Digital Connectivity of the Places for Everyone Joint Development Plan.

- 16 The development hereby permitted shall not be occupied/brought into use until the works relating to land contamination detailed below are fully completed:

- Where remediation is required, it shall be carried out in full accordance with the approved Remediation Strategy.
- A Verification Report must be submitted to the Local Planning Authority for approval upon completion of remediation works. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent pollution of the surrounding environment and to ensure the safe development of the site before any groundworks take place in the interests of the amenity of future occupiers and other sensitive receptors in accordance with the requirements and in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 17 Prior to the first occupation/ use of the development, a signed statement or declaration prepared by a suitably competent person confirming that the site has been made safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

Reason. To ensure that prior to occupation/use of development measures have been implemented to ensure that the site is, made, safe and stable in accordance with the principles of the National Planning Policy Framework.

- 18 The development hereby approved within any approved phase shall not be brought into use until written confirmation is provided to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the Local Planning Authority for approval:

- I. Risk Assessment (GQRA or DQRA);
- II. Remediation Strategy & Verification Plan;

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CB	20/07/2026	DM	21/7/26