



CHORLTON PLANNING LTD

Town Planning & Development Consultants

APPLICATION FOR APPROVAL OF DETAILS

RESERVED BY CONDITION ATTACHED TO

APPLICATION 58405

**DEMOLITION OF TWO STRUCTURES AND ERECTION OF FOUR NEW
DWELLINGS**

NUTT FARM, NUTT LANE, PRESTWICH, MANCHESTER, M25 2SJ

**APPLICATION TO DISCHARGE
CONDITIONS - REF: 72776**

CONDITION 19 - CONSTRUCTION

MANAGEMENT PLAN

Prepared by Chorlton Planning Ltd

on behalf of

Mr P McElhone

A2411

January 2026

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1.0 Background

1.1 Planning permission was granted on 18th March 2015 for the demolition of two structures and the erection of four new dwellings on a site at Nutt Lane, Prestwich. The approval was subject to a number of planning conditions some of which were not fully discharged.

1.2 An application to Discharge outstanding Conditions on planning application 58405 have been submitted to Bury Council. This is referenced 72776.

1.3 However, the development has been completed and this application seeks retrospective approval for the discharge of two of the conditions.

1.4 One of the conditions related to the submission of a construction management plan.

2.0 Construction Management Plan

Condition 19 –No development shall commence unless and until the Developer, has submitted a scheme for approval by the Local Planning Authority to demonstrate provision to be made from parking on site of operatives' and construction vehicles together with storage on site of construction of materials. The approved scheme and provision only shall be retained and used for the intended purpose for the duration of the construction period and that area shall not be used for any other purposes than the parking of vehicles and storage of construction materials respectively.

Reason. To ensure adequate off-street car parking provision and materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development and EN1/2 - Townscape and Built Design.

2.1 A Construction Management Plan was provided with the original application. A copy was enclosed with the discharge application, but a request has been received for further information.

2.2 However, to fulfil the terms of the Condition the following Construction Management Plan is provided, as requested.

2.3 Condition 19 required two items to be addressed.

1. The provision to be made on site for parking of operatives and construction vehicles.
2. Provision to be made on site for the storage of construction materials.

2.4 The development is to be carried out in two phases.

Phase 1

2.5 The operative parking area will be located in the northern part of the site. The construction vehicle parking and the storage compound will be located in the western part of the site. The main entrance to the development will be in the northeastern part of the site with two secondary access points further to the south off Nutt Lane. The welfare facilities for the site operatives will be located in the south-eastern part of the site. A plan indicating the first phase is submitted.

Phase 2

2.6 The second phase following the construction that has taken place as part of the first phase will be as follows:

2.7 Construction vehicle parking and storage of materials will continue but in a different shaped area in the western part of the site with operatives' parking areas, the welfare facilities and overflow car park being in the southeastern part of the site, off Nutt Lane.

2.8 The northern entrance/exit will no longer be used but the two secondary site entrances will become the main entrance points to the second phase of the development.

2.9 The positions of the above are indicated on the attached plan.

2.10 As far as we were aware the two phases of the plan were followed during the construction of the development and as far as we are aware no complaints were received.

3.0 Further Information

3.1 As the development is now virtually completed, could you accept that, in the circumstances, the condition 19 can be fully discharged. It is difficult to see what further information we can provide to assist in this.

3.2 However, please contact me if you require any further information on any of the above or please provide advice as necessary.

Chorlton Planning Limited

February 2026