

**DELEGATED REPORT**

|                                 |                                   |                                |
|---------------------------------|-----------------------------------|--------------------------------|
| <b>Report by</b> Helen Pressley | <b>Date of report:</b> 28/08/2026 | <b>Ref:</b> 73195/CONDIS       |
| <b>Registration:</b> 12/05/2026 | <b>LDfC:</b> 11/06/2026           | <b>Expiry Date:</b> 07/07/2026 |
| <b>Site Visit:</b>              | <b>Site Notice:</b> N/A           | <b>Press Date:</b> N/A         |
| <b>Objections:</b>              | <b>Con Area:</b>                  | <b>Adv Type:</b> N/A           |
| <b>Reason for Delay:</b><br>N/A |                                   | <b>EIA:</b> NA                 |
|                                 |                                   | <b>Dec Level:</b> DEL          |
|                                 |                                   | <b>Stat Class:</b> NREQ        |

**Proposal:** Application to discharge condition 6 (materials), condition 7 (construction environmental management plan (CEMP), condition 8 (protected species survey), condition 10 (precautionary working method statement), condition 11 (invasive species), condition 12 (nesting birds & bats), condition 13 (habitat management & monitoring plan (HMMP), condition 15 (surface water drainage), condition 17 (contaminated land), condition 18 (remediation), condition 20 (unexpected contamination), condition 22 (electric vehicle charging points), condition 23 (dust emissions), condition 31 (construction traffic management plan (CTMP) and the Statutory Biodiversity Gain Plan condition on planning permission 71426

**Location:** Land adj Bealey Industrial Estate, Durers Lane, Radcliffe, Manchester, M26 2BD

**Description**

Planning permission has been granted for the construction of 77 no. affordable dwellings and associated access off Wild Street.

Application to discharge condition 6 (materials), condition 7 (construction environmental management plan (CEMP), condition 8 (protected species survey), condition 10 (precautionary working method statement), condition 11 (invasive species), condition 12 (nesting birds & bats), condition 13 (habitat management & monitoring plan (HMMP), condition 15 (surface water drainage), condition 17 (contaminated land), condition 18 (remediation), condition 20 (unexpected contamination), condition 22 (electric vehicle charging points), condition 23 (dust emissions), condition 31 (construction traffic management plan (CTMP) and the Statutory Biodiversity Gain Plan condition on planning permission 71426

**Relevant Planning History**

71426 - Demolition of buildings and erection of 77 no. affordable dwellings and associated access off Wild Street, landscaping and parking - Approved with Conditions 11/08/2026

**Publicity**

N/A

**Statutory/Non-Statutory Consultations**

**Greater Manchester Ecology Unit** Conditions 7, 8, 10, 11, 12, 13 and the Statutory BNG condition can be discharged.

**United Utilities (Water and waste)** - United Utilities has no objection to condition 15 being discharged

**Environment Agency** - Conditions 17 and 18 can be discharged. Condition 20 remains in place throughout the build.

**Traffic Section** - No objections raised to the discharge of conditions 31.

**Environmental Health - Contaminated Land** - Conditions 17, 18 and 23 can be discharged. Condition 19 to be submitted prior to occupation. Condition 20 remains in place throughout the build.

**Drainage** On the basis that the requirements of both the Environment Agency and United Utilities have been addressed through the submitted information, the LLFA raises no objection to the discharge of Condition 15.

**Pre-start Conditions** - N/A

**Development Plan and Policies**

|       |                                                       |
|-------|-------------------------------------------------------|
| EN1/2 | Townscape and Built Design                            |
| EN6/2 | Sites of Nature Conservation Interest LNR's           |
| EN6/3 | Features of Ecological Value                          |
| EN6/4 | Wildlife Links and Corridors                          |
| EN7/2 | Noise Pollution                                       |
| EN7/3 | Water Pollution                                       |
| EN7/5 | Waste Water Management                                |
| EN8/2 | Woodland and Tree Planting                            |
| H1/2  | Further Housing Development                           |
| H2/1  | The Form of New Residential Development               |
| H2/2  | The Layout of New Residential Development             |
| H3    | Incompatible Uses in Residential Areas                |
| H3/1  | Assessing Non-Conforming Uses                         |
| H3/2  | Existing Incompatible Uses                            |
| H4/1  | Affordable Housing                                    |
| EC2/1 | Employment Generating Areas                           |
| EC1/1 | Land for Business (B1) (B2) (B8)                      |
| RT2/2 | Recreation Provision in New Housing Development       |
| HT2/4 | Car Parking and New Development                       |
| JP-J1 | Supporting Long-Term Economic Growth                  |
| JP-J2 | Employment Sites and Premises                         |
| JP-J4 | Industry and Warehousing Development                  |
| JP-C1 | Our Integrated Network                                |
| JP-C2 | Digital Connectivity                                  |
| JP-C3 | Our Public Transport                                  |
| JP-C5 | Streets For All                                       |
| JP-C6 | Walking and Cycling                                   |
| JP-C8 | Transport Requirements of New Development             |
| JP-H3 | Type, Size and Design of New Housing                  |
| JP-H4 | Density of New Housing                                |
| JP-S2 | Carbon and Energy                                     |
| JP-S4 | Flood Risk and the Water Environment                  |
| JP-S5 | Clean Air                                             |
| JP-P1 | Sustainable Places                                    |
| JP-P6 | Health                                                |
| JP-G2 | Green Infrastructure Network                          |
| JP-G7 | Trees and Woodland                                    |
| JP-G8 | A Net Enhancement of Biodiversity and Geodiversity    |
| JP-G1 | Landscape Character                                   |
| NPPF  | National Planning Policy Framework                    |
| SPD2  | DC Policy Guidance Note 2: Wildlife Links & Corridors |
| SPD1  | Open Space, Sport and Recreation Provision            |
| SPD5  | DC Policy Guidance Note 5: Affordable Housing         |

|       |                                                             |
|-------|-------------------------------------------------------------|
| SPD6  | Supplementary Planning Document 6: Alterations & Extensions |
| SPD11 | Parking Standards in Bury                                   |
| SPD14 | Employment Land and Premises                                |

## **Issues and Analysis**

### **Condition 6 (materials)**

The following materials are proposed:

External facing walls - Weinerberger Woodland Mixture. Weberpral M Through Colour Render in Chalk.

Soldier heads and cill details - Smooth Red Engineering Brick (Soldier Head & Cill Details)  
Roof - Sandtoft Calderdale. Dark Grey Colour Interlocking Concrete Tiles.

Doors - Front: Composite Black Colour, with Single Vision Panel. Vertical Panel Design.

Doors - Rear: Glazed double patio doors – white uPVC

Windows - Front: White Colour uPVC. Casement, with Horizontal Glazing Bar.

Windows - Side & rear: White Colour uPVC. Casement

Detailing: Contrasting Brick (Smooth Red Engineering) Soldier Heads (inc. Cills to Side & Rear Elevations). Buff Colour Artstone Cills, (as Indicated on Detail Drawings). Artstone Heads Incorporated into Rendered Elevations

Fasica/Soffit and Rainwater goods - white colour uPVC. Black Colour Round Plastic Pipes and Half Round Gutters

The proposed materials align with the materials indicated on the approved drawings. No objections are raised to the discharge of this condition.

### **Condition 7 (construction environmental management plan (CEMP))**

A site layout plan has been provided that indicates site compounds and parking will be located a significant distance from the SBI and that heras fencing will be put in place preventing physical incursions in to the SBI. An amended plan showing the location of the SBI and making reference to dust suppression measures have also been submitted during the course of the condition discharge. No objections are raised by GMEU to the discharge of this condition.

### **Condition 8 (protected species survey)**

An updated protected species survey has been provided. No evidence of any such species was found. GMEU therefore have no objection to the discharge of the prior to part of condition 8.

### **Condition 10 (precautionary working method statement)**

A method statement has been provided, whilst brief it is proportionate to the level of risk on this site and I accept that a two stage site clearance should result in priority species moving off the site in to the adjacent higher value habitats. I therefore have no objection to the discharge of the prior to part of condition 10.

### **Condition 11 (invasive species)**

A method statement has been provided for the control of japanese knotweed and himalayan balsam. This will be through excavation and disposal to a licensed landfill, followed by monitoring and treatment as required. GMEU have no issues with this approach.

An updated statement was submitted during the course of the application that references the other invasive species. These will either be excavated or monitored and avoided. I have no issues with these approaches. GMEU therefore have no further issues with the full discharge of the prior to parts of condition 11.

### **Condition 12 (nesting birds & bats)**

A bat and bird box mitigation strategy has been provided. Whilst not in line with the developing local plan policy with regards the number of bird bricks adequate number of bird and bat boxes are provided. GMEU are therefore have no objection to the discharge of the

prior to part of condition 12.

**Condition 13 (habitat management & monitoring plan (HMMP))**

An HMMP has been provided utilising the defra template. Comments were provided by GMEU and amendments made to the HMMP during the course of the application. Some areas that may need to be reviewed at auditing have been raised however no objections have been raised to the discharge of this condition.

**Condition 15 (surface water drainage)**

Consultation Responses

United Utilities have confirmed they have no objections to this condition being discharged.

On the basis that the requirements of both the Environment Agency and United Utilities have been addressed through the submitted information, the LLFA have also raised no objection to the discharge of Condition 15.

**Condition 17 (contaminated land)**

Consultation Response Environment Agency

Based on the additional work carried out to further investigate the site as well as the overall environmental location we can recommend the discharge of conditions 17 (contaminated land), and 18 (remediation) currently.

Consultation Response Environment Section

A Preliminary Risk Assessment was submitted in support of the application and considered under our reference CL1099.200125.1.

Recommendations were made by ourselves and the Environment Agency that the assessment be extended to consider Per- and Polyfluoroalkyl substances (PFAS) as a potential source from the historical paper industry use. This has been undertaken in the submitted report and a thorough assessment of available information with regards the use of PFAS in the paper industry and the potential for it to be present onsite was presented.

In addition we provided archive planning information to the consultant with regards the infilling of the onsite reservoir and settling tanks to inform the understanding of the landfill ahead of further site investigation works. The key aspect of this information was that the materials tipped were restricted to builders' waste arising within the site and no importation of material. An Officers report from the time noted that there will be no importation of materials because the fill will come from the 1907 Brick Chimney when demolished.

Condition 17 (Pre-commencement: Site Characterisation) - recommended for discharge

**Condition 18 (remediation)**

Consultation Response Environment Agency

Based on the additional work carried out to further investigate the site as well as the overall environmental location we can recommend the discharge of conditions 17 (contaminated land), and 18 (remediation) currently.

Consultation Response Environment Section

The following remedial actions have been put forward:

Earthworks Phase:

- Testing of soils following decommissioning of substation (Plots 70-77).
- Management/Removal of ACMs (Plots 60-77).

Build Phase:

- Inert cover system in gardens (All plots)
- Chemical testing of any imported soils (if required)
- CS2 gas mitigation measures (Plots 52-77).

A 600mm cover system overlying a geotextile with a minimum of 150mm topsoil is noted. Soils must meet the requirements of the British Standard for topsoil (BS 3882:2015) and subsoil (BS 8601:2013) (including the need to be free of sharps such as glass fragments) and both need to be present in garden and landscaped areas. The depth of growing medium should take into account rooting depths for any proposed planting. Section A.3 of BS 3882:2015 for topsoil gives an indication of rooting depths (450mm for grass, 600mm for shrubs and 900mm for trees). The depth of topsoil should not normally exceed 300mm.

A meeting was held with the consultant and remediation contractor to discuss the remedial approach. In essence material will be excavated, screened, deleterious materials removed, oversized materials crushed and the material reused in the area of excavation.

A verification plan is set out in the report and comprises the following:

Cover System:

- 1 No. validation hole per completed 1 No. rear gardens.
- 1 No. validation hole per completed 1 No. front gardens/front landscaped borders.
- Validation holes within public open space on 25m grid.

To be supported by appropriate photographic records and verification documentation.

Soil Testing will be carried out in accordance to Bury Council's Developers Guide for Contaminated Land.

Gas Mitigation:

- Independent inspections to be carried out by Coopers for all plots and a detailed criteria is set out in the report (table 34).
- Plot specific certification including photographs to be provided.

Air monitoring is to be undertaken prior to and during the works as appropriate. A watching brief for unexpected contaminants will be carried out by the contractors during the works. Furthermore, the contractor will be required to maintain adequate measures to identify any suspected well and decommission this in accordance with Environment Agency guidance.

Condition 18 (Pre-commencement: Remediation Strategy) - recommended for discharge

**Condition 20 (unexpected contamination)**

Consultation Response Environment Agency

We are unable to recommend discharge condition 20 (unexpected contamination) as this refers to conditions encountered during the development process and captured in a future validation and verification report

Consultation Response Environment Section

Remains in place throughout the build.

**Condition 22 (electric vehicle charging points)**

This is a prior to occupation condition and can not be discharged until the required electric vehicle infrastructure has been put in place.

**Condition 23 (Dust management)**

The Environment Section have reviewed the submitted information and confirmed that it is satisfactory and condition 23 is recommended for discharge. The dust management scheme should be followed throughout the course of the development.

**Condition 31 (construction traffic management plan (CTMP))**

The Traffic Section have reviewed the updated Construction Traffic Management Plan and

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confirm that they have no objections to the discharge of the condition.

### **Statutory Biodiversity Gain Plan**

#### **HMMP**

GMEU have previously accepted that enough information has been provided re. the HMMP and that any of the issues can be left to auditing of the HMMP post permission.

#### **Biodiversity Gain Plan**

The Gain plan aligns with the metric with all boxes filled in.

#### **Statutory Metric**

This aligns with the gain plan, with off-site parts and start page completed.

#### **Purchase of off-site Units**

GMEU can confirm the requisite units have been purchased and registered with defra.

Conclusion - the statutory condition can be discharged and the site added to the LPA's BNG register for future monitoring.

### **Recommendation:** Split Decision

#### **Conditions and Reasons:**

- 1 The following conditions of application 71426 can be discharged:
  - Condition 6 - Materials
  - Condition 7 - Construction Environmental Management Plan (CEMP)
  - Condition 8 - Protected species survey
  - Condition 10 - Precautionary working method statement
  - Condition 11 - Invasive species
  - Condition 12 - Nesting birds and bats
  - Condition 13 - Habitat Management and Monitoring Plan
  - Condition 15 - Surface Water Drainage
  - Condition 17 - Contaminated Land
  - Condition 18 - Remediation
  - Condition 23 - Dust Emissions
  - Condition 31 - Construction Traffic Management Plan
  - Statutory Biodiversity Gain Plan Condition

The following conditions of application 71426 have been refused for the following reasons:

Condition 20 - Unexpected Contamination - Unable to recommend discharge condition 20 as this refers to conditions encountered during the development process and captured in a future validation and verification report. This condition shall remain in place throughout the build.

Condition 22 - Electric Vehicle Charging Points - This is a prior to occupation condition and can not be discharged until the required electric vehicle infrastructure has been put in place.

| <u>Case Officer</u> | <u>Date</u> | <u>Sign off Officer</u> | <u>Date</u> |
|---------------------|-------------|-------------------------|-------------|
| HP                  | 28/08/2026  | HL                      | 28/08/2026  |

