

NHS Property Services Limited
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Heaton Lane
Stockport
Cheshire
SK4 1BS

Bury Metropolitan Borough Council
Development Control
The Planning Service
3 Knowsley Place
Bury
BL9 0EJ

17 September 2026

Dear Sir or Madam,

Application for Discharge of Conditions 3 (Bat Method Statement), 4 (Landscape and Ecological Management Plan), 6 (Ecological / Biodiversity Enhancements), 16 (Construction Traffic Management Plan) and the Statutory Biodiversity Net Gain Plan Condition pursuant to Planning Permission Ref: 72968

I write on behalf of NHS Property Services Limited ("the applicant") to submit an application to discharge Conditions 3, 4, 6, 16 and the Statutory Biodiversity Gain Condition attached to Planning Permission Ref: 72968.

Planning Permission Ref: 72968 approved the following description of development:

"Change of use of former library (Use Class F1(d) to provide a health centre (Use Class E(e)), together with associated external alterations, car parking provision, landscaping, and engineering works."

In addition to this cover letter, the application comprises the application form and the following documents, submitted via the Planning Portal under reference PP-15190220:

- Landscape and Ecological Management Plan including Bat Method Statement and Ecological Enhancements
- Construction Traffic Management Plan
- Completed Biodiversity Gain Plan (Defra template)
- Statutory Biodiversity Metric calculation
- Evidence of off-site units

Discharge of Conditions

This application seeks the full discharge of Conditions 3, 4, 6, 16 and the statutory biodiversity gain condition attached to the planning permission. The relevant condition wording and supporting information are set out below.

Condition 3: Bat Method Statement

The wording for Condition 3 is as follows:

“No development shall commence unless and until a bat Method Statement is submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be implemented in full accordance with the approved details and measures.”

A Bat Method Statement has been prepared and is submitted to discharge Condition 3. The Method Statement sets out the measures to be implemented to minimise the potential for impacts on bats during the proposed works and to ensure that works are undertaken in accordance with the relevant ecological recommendations.

The information provided is considered sufficient to enable the discharge of Condition 3.

Condition 4: Landscape and Ecological Management Plan

The wording for Condition 4 is as follows:

“No development shall commence unless and until a Landscape and Ecological Management Plan (LEMP) (or equivalent) has been submitted to approved in writing by the Local Planning Authority. The contents of the LEMP shall include information which demonstrates the creation or management of habitats to secure a meaningful and measurable net gain for biodiversity, in line with the statutory Biodiversity Gain Condition.

The LEMP should include:

- *Description and evaluation of features to be managed.*
- *Ecological trends and constraints on site that might influence management.*
- *Aims and objectives of management.*
- *Appropriate management options for achieving aims and objectives.*
- *Prescriptions for management actions for all habitats for a period of no less than 30 years.*
- *Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period).*
- *Details of the body or organization responsible for implementation of the plan.*
- *Ongoing monitoring and remedial measures.*

The LEMP shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.”

A Landscape and Ecological Management Plan (LEMP), prepared by Arbtech, is submitted in support of this application. The document sets out the long-term management, monitoring and maintenance of habitats to ensure the delivery of biodiversity enhancements over the required 30-year period.

The information provided is considered sufficient to enable the discharge of Condition 4.

Condition 6: Ecological / Biodiversity Enhancements

The wording for Condition 6 is as follows:

“No development shall commence unless and until a scheme for the integration of at least 2no. Bat boxes and 2no. Bird boxes onto the building or suitable trees, and hedgehog highway holes into any boundary fencing has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the building.”

In accordance with Condition 6, the proposals incorporate a range of biodiversity and ecological enhancements, as detailed within the LEMP. This includes the provision of bird and bat boxes and hedgehog highways to support local wildlife and enhance ecological connectivity within the site. A plan identifying the proposed location of these measures is included within the LEMP.

The information provided is considered sufficient to enable the discharge of Condition 6.

Condition 16: Construction Traffic Management Plan

The wording for Condition 16 is as follows:

“No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved by the Local Planning Authority and shall confirm/provide the following:

- 1. Hours of operation and number of vehicle movements;*
- 2. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;*
- 3. Parking on site of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials;*
- 4. Measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.*

The approved plan shall be adhered to throughout the demolition/construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition and construction periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of demolition/construction materials.”

A Construction Traffic Management Plan (CTMP) has been prepared and is submitted alongside this application. The CTMP sets out the proposed arrangements for construction traffic and deliveries, including the management of HGV movements and measure to minimise potential disturbance to neighbouring residents.

The information provided is considered sufficient to enable the discharge of Condition 16.

Statutory Biodiversity Gain Plan Condition

The statutory condition requires that a Biodiversity Gain Plan (BGP) is submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

In support of this submission, the following documents have been provided:

- Completed Biodiversity Gain Plan (Defra template)
- Statutory Biodiversity Metric calculation
- Evidence of off-site biodiversity units

The submitted Biodiversity Gain Plan demonstrates that the development will achieve the required biodiversity net gain, including details of on-site habitat creation and enhancement, alongside off-site provision where necessary.

The information submitted is considered sufficient to enable the discharge of the statutory biodiversity gain condition.

Summary

The requisite application fee of £309 has been paid to Bury Metropolitan Borough Council, in addition to any administrative fees charged by the Planning Portal.

It is considered that the information submitted is sufficient to allow for the prompt validation and determination of the application, and to enable the Local Planning Authority to discharge Conditions 3, 4, 6, 16 and the statutory biodiversity gain condition.

Should any further information or clarification be required, please do not hesitate to contact me.

Yours faithfully,

Rebecca Marwood

Rebecca Marwood MRTPI | Associate Town Planner

For and on behalf of NHS Property Services Ltd