

By email
15 June 2026

Helen Pressley
Bury Council
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

Our ref 292852-00

Dear Helen

Discharge of Conditions no 9 attached to planning permission ref: 72500 for the erection of single storey resuscitation unit with single storey electric plant room erected on roof

On behalf of Northern Care Alliance (NCA), I am pleased to submit an application to discharge Condition no 9 of the above development, as approved by Bury Council on 21st September 2021.

The application (PP-15017998) was submitted via the planning portal on 28/04/2026. The application fee of £400.00 (inc Planning Portal Service Charge) has been paid online.

Condition 9: Landscape and Environmental Management Plan (LEMP).

No development shall commence unless details of a Landscape and Environmental Management (LEMP) been submitted to and approved by the Local Planning Authority. The approved plan only shall be implemented prior to the commencement of any works and maintained for the duration of the build out of the development.

Reason. Information not submitted at application stage. To ensure adequate habitat enhancement measures are implemented pursuant to Bury Unitary Development Plan Policies EN6/3 - Features of Ecological Value, EN6/4 – Wildlife Links and Corridors, Places for Everyone Joint Development Plan Policies JP-G2: Green Infrastructure Network and JP-G8: A Net Enhancement of Biodiversity and Geodiversity and Chapter 15 - Conserving and enhancing the natural environment of the National Planning Policy Framework.

The submitted Landscape and Environmental Management Plan (LEMP), prepared in May 2026, provides a comprehensive, site-specific strategy for the delivery, establishment, and long-term management of landscape and ecological enhancements associated with the proposed development at Fairfield Hospital. The document sets out detailed proposals for habitat creation and enhancement, including the management of existing trees and the establishment of enhanced grassland areas in accordance with Biodiversity Net Gain objectives. It identifies implementation responsibilities, with the client committed to delivering and maintaining the approved landscaping in line with the prescribed measures.

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The LEMP also establishes a robust framework for ongoing management, monitoring, and reporting, including defined maintenance regimes, ecological objectives, and provisions for remedial action where required. A structured programme of inspections and reporting to the Local Planning Authority is included, alongside a long-term management period of 30 years to ensure the continued establishment and success of the landscaping works. Accordingly, the submitted LEMP demonstrates that appropriate measures are in place to implement the approved landscaping at the outset of development and to maintain it throughout the duration of the build-out and beyond, thereby satisfying the requirements of the planning condition.

We look forward to the prompt validation and processing of the application and look forward to hearing from you in due course.

Yours sincerely

Jordan Guy

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