

DELEGATED REPORT

Report by Helen Pressley	Date of report: 03/12/2025	Ref: 71912/CONDIS
Registration: 06/05/2025	LDFC: 03/06/2025	Expiry Date: 01/07/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level:
		Stat Class:

Proposal: Application to discharge statutory Biodiversity Net Gain condition on planning permission 70565

Location: Former Bury Police Office HQ, Irwell Street, Bury, BL9 0HE

Description

Planning permission has been granted for the northern part of the site for the construction of an "L" shaped, 2 - 3 storey specialist care home (C2) with car parking located to the west of the proposed building fronting Irwell Street.

Application to discharge statutory Biodiversity Net Gain condition on planning permission 70565

Relevant Planning History

45666 - Extension of car park and creation of new access at Irwell Street, Bury. Refused - 24 January 2006

45901 - Extension to existing car park including closing access from Lower Bank Street at Irwell Street car park, Bury. Approved with conditions - 13 March 2006.

56466 - Outline application (Means of Access to be approved at outline stage) for demolition of existing on-site structures and development of up to 12,077 sq.m (130,000 sq.ft) gross Class A1 retail floorspace (provided by a single large foodstore unit together with the option for unit shops of a maximum of 1,850 sq.m, this floorspace being part of the 12,077sqm) with Petrol Filling Station, car parking, landscaping and other associated elements at Castle Leisure Centre, Bolton Street, Bury. Approved with conditions - 11 October 2013

56479 - Prior notification of demolition of existing buildings at Former GMP building, Irwell Street, Bury. Prior approval granted - 9 August 2013.

56482 - Erection of temporary chain link fence 2.1m high - Approved with conditions - 13 August 2013

61390 - Erection of 1 no. attached dwelling at land adjacent to 7 Lower Bank Street, Bury. Approved with conditions - 17 July 2017.

70565 - Hybrid application comprising Full application for specialist care home (Class C2) with associated parking, landscaping and infrastructure and Outline application for care home (Class C2) with all matters reserved.- Approve with Conditions 29th July 2024

Publicity

N/A

Statutory/Non-Statutory Consultations

Greater Manchester Ecology Unit - confirmation that information has been received to fully discharge condition.

Pre-start Conditions - Not relevant

Development Plan and Policies**Issues and Analysis**

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The Statutory Biodiversity Gain Condition consists of three parts for this application, the biodiversity gain plan, final version of the statutory metric and Habitat Management and Monitoring Plan (HMMP)

Biodiversity Gain Plan - Completed gain plan received. Confirmed biodiversity units purchased from BD Plus Ltds. A search of the biodiversity gain sites register confirms units have been purchased

Statutory Metric - Submitted and completed. Front page completed by Local Planning Authority (LPA).

Habitat Management and Monitoring Plan there is still a minor issue in relation to the HMMP in relation to the grassland type however is not critical to discharge as it could be amended at subsequent review as required.

In conclusion the Statutory Biodiversity Gain Condition can be recommended for discharge.

Recommendation: Approve

Conditions and Reasons:

- 1 The following conditions of application 70565 are approved:
Statutory Biodiversity Gain Plan

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP 3/12/2025		DM - 03/12/2025	