

**DELEGATED REPORT**

|                                 |                                   |                                |
|---------------------------------|-----------------------------------|--------------------------------|
| <b>Report by</b> Helen Pressley | <b>Date of report:</b> 25/11/2025 | <b>Ref:</b> 72465/CONDIS       |
| <b>Registration:</b> 15/10/2025 | <b>LDFC:</b> 20/11/2025           | <b>Expiry Date:</b> 10/12/2025 |
| <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>        |                                   | <b>EIA:</b> NA                 |
| N/A                             |                                   | <b>Dec Level:</b> DEL          |
|                                 |                                   | <b>Stat Class:</b> NREQ        |

**Proposal:** Application to discharge condition 6 (remediation strategy) on planning permission 71302

**Location:** Bury Contract Services, Willow Street, Bury, BL9 7QZ

**Description**

Planning permission has been granted for the demolition of 4 no. buildings and the erection of a two storey apartment for supported living comprising 13 no. self-contained dwellings, a communal lounge and laundry room & 2 no. manager offices with associated parking and landscaping. The site would be accessed from Maxwell Street.

Permission has also been granted for a Variation of Condition No. 7 (drainage) of planning permission 69602 from approved from Foul & Surface Water Drainage Design Drawing C-0001, Rev P02 to Foul Surface Water Drainage Design Drawing C-0001, Rev P07.

Application to discharge Application to discharge condition 6 (remediation strategy) on planning permission 71302.

**Relevant Planning History**

69602 - Demolition of 4 no. buildings and Erection of a two storey apartment for supported living comprising 13 no. self-contained dwellings, a communal lounge and laundry room & 2 no. manager offices with associated parking and landscaping - Approved with Conditions 20/09/2023

71302 - Variation of Condition No. 7 (drainage) of planning permission 69602 from approved from Foul & Surface Water Drainage Design Drawing C-0001, Rev P02 to Foul Surface Water Drainage Design Drawing C-0001, Rev P07. - Approve with Conditions 13/01/2025

72338 - Application to discharge condition 10 (Landscaping Maintenance and Management Plan for Allotment Gardens) on planning permission 71302 - Approve 22/10/2025

**Publicity**

N/A

**Statutory/Non-Statutory Consultations**

**Environmental Health - Contaminated Land** - Sufficient detailed information has been submitted to recommend that this condition be discharged

**Pre-start Conditions** - Not relevant

**Development Plan and Policies**

EN1/2 Townscape and Built Design

|       |                                                             |
|-------|-------------------------------------------------------------|
| EN6/3 | Features of Ecological Value                                |
| 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                   |
| H4/1  | Affordable Housing                                          |
| HT2/4 | Car Parking and New Development                             |
| RT2/2 | Recreation Provision in New Housing Development             |
| JP-P1 | Sustainable Places                                          |
| JP-G8 | A Net Enhancement of Biodiversity and Geodiversity          |
| JP-S4 | Flood Risk and the Water Environment                        |
| JP-G7 | Trees and Woodland                                          |
| JP-C5 | Streets For All                                             |
| JP-C6 | Walking and Cycling                                         |
| JP-H1 | Scale of New Housing Development                            |
| JP-H2 | Affordability of New Housing                                |
| JP-H3 | Type, Size and Design of New Housing                        |
| JP-H4 | Density of New Housing                                      |
| SPD6  | Supplementary Planning Document 6: Alterations & Extensions |
| SPD11 | Parking Standards in Bury                                   |
| SPD1  | Open Space, Sport and Recreation Provision                  |
| SPD5  | DC Policy Guidance Note 5: Affordable Housing               |
| NPPF  | National Planning Policy Framework                          |

## **Issues and Analysis**

### **Condition 6**

*Following the provisions of Condition 5 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and*

*A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.*

**Reason.** *To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.*

Condition 5 (Site Characterisation and Remediation Strategy) - Recommended for discharged under previous review reference CL1043.220125.1, dated 22nd January 2025.

The agreed Remedial Strategy (see CL1043.220125.1, dated 22nd January 2025) is as follows:

- Installation of a suitable cover system (150mm topsoil, 150mm subsoil and geotextile membrane).
- Placement of imported subsoil and topsoil (700 mm) within any tree pits.
- Validation of imported soils.
- Construction of appropriate potable water supply infrastructure using PE Barrier (Type A) Pipe.
- Installation of CS2 ground gas protection measures.
- Watching brief for unexpected contamination

It is stated in the report that the Remediation & Site Enabling works commenced on the 3rd February 2025 and were completed by the 15th October 2025. The works were described within the report. Checklists with photos were provided for both cover system and gas protection measure inspections. With regards the cover system, it would have been useful for clarity to annotate the landscaping plan with the locations where the depth validations were carried out. It has been confirmed by the consultant however that the same imported

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material used for the cover system was placed in the raised beds.

The Environment Section - Contaminated Land have reviewed the submitted verification report and confirmed that sufficient detailed information has been submitted to recommend that this condition be discharged.

**Recommendation:** Approve

**Conditions and Reasons:**

- 1 The condition of application 71302 listed below are approved:  
Condition 6 - Remediation Strategy

| <u>Case Officer</u> | <u>Date</u> | <u>Sign off Officer</u> | <u>Date</u> |
|---------------------|-------------|-------------------------|-------------|
| HP 25/11/2025       |             |                         |             |