

DELEGATED REPORT

Report by Helen Pressley	Date of report: 30/01/2026	Ref: 72579/CONDIS
Registration: 24/11/2025	LDfC: 22/12/2025	Expiry Date: 19/01/2026
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: DEL
		Stat Class: NREQ

Proposal: Application to discharge condition 2 (materials), condition 6 (construction traffic management plan (CTMP)), condition 7 (cycle storage), condition 8 (refuse storage), condition 9 (surface water drainage), condition 10 (ecological enhancement scheme), condition 11 (EV charging point), conditions 12 & 13 (contaminated land), on planning permission 72185

Location: 4 Parkstone Avenue, Whitefield, Manchester, M45 7QH

Description

Planning permission has been granted for the construction of a replacement dwelling. The dwelling would replicate the design of the previously approved extended property (application 71604). The proposal would provide 2no. parking spaces to the front of the dwelling, and private amenity space to the rear.

Application to discharge condition 2 (materials), condition 6 (construction traffic management plan (CTMP)), condition 7 (cycle storage), condition 8 (refuse storage), condition 9 (surface water drainage), condition 10 (ecological enhancement scheme), condition 11 (EV charging point), conditions 12 & 13 (contaminated land), on planning permission 72185.

Relevant Planning History

71604 - Raising of roof ridge height with loft conversion; Single storey extensions at side and rear and new front porch; External alterations/render/cladding to external elevations; Alterations to existing driveway/new vehicular access - Approve with Conditions 30/04/2025

72185 - Demolition of existing dwelling and erection of 1 no. replacement dwelling - Approve with Conditions 19/11/2025

Enforcement

25/0269 - Not built in accordance with planning permission 71604 - 07/08/2025

Publicity

N/A

Statutory/Non-Statutory Consultations

Traffic Section - CTMP limited in detail

Borough Engineer - Drainage Section - Refuse. Variation of condition application to be submitted.

Environmental Health - Contaminated Land - Satisfied that the requirements of conditions 12 and 13 have been met and these conditions can be discharged.

United Utilities (Water and waste) - Recommends condition is not discharged. No evidence that the hierarchy has been followed and the drawing does not show where surface water will be disposed of.

Greater Manchester Ecology Unit No objections raised in relation to the details submitted for condition 10.

Pre-start Conditions - N/A

Development Plan and Policies

EN1/2	Townscape and Built Design
EN6/3	Features of Ecological Value
EN7/2	Noise 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
HT2/4	Car Parking and New Development
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-P1	Sustainable Places
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S1	Sustainable Development
JP-S5	Clean Air
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Condition 2 - Materials

Details/Samples of the (materials/bricks) to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.

Reason. *No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design*

The applicant has submitted a supporting document titled "Propose for Materials" on the 25th November 2025. Materials proposed are:

Roof: Crest Pan Flat Tile. Concrete roof tile. 420mm x 332mm. Dark Grey.

Render: K-render white/off white.

Cladding: Eco-scape cladding. Dark Grey.

Fascias and Guttering: Black UPVC

Windows and Doors: Black UPVC to match fascia.

These proposed materials are considered to be acceptable, and reflect the materials indicated on the proposed plans. As such this condition can be discharged.

Condition 6 - CTMP

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. Photographic dilapidation survey of the footways and carriageways abutting the site in the event that subsequent remedial works are required following demolition of the existing dwelling, construction of the development and as a result of any statutory undertakers connections.

2. Access point for demolition/construction traffic from the adopted highway and all associated temporary works to facilitate vehicular access to the site.
3. Proposed site hoardings (if proposed) clear of the adopted highway.
4. Hours of operation and number of vehicle movements.
5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access.
6. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site, including any requisite phasing of the development to accommodate this.
7. Parking on site (or on land under the applicant's control) of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials, including any requisite phasing of the development to accommodate this.
8. Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or 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. All highway remedial works identified as a result of the dilapidation survey shall be implemented prior to the development hereby approved being occupied.

Reason. To maintain the integrity of the adopted highway, mitigate the impact of the demolition/construction traffic generated by the proposed development on the adjacent adopted highways, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and ensure that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, H2/2 - The Layout of New Residential Development, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.

In support of this condition the applicant has submitted drawing TDS-25-196-10, Written Construction Management Plan and Dilapidation Survey received 6th January 2025.

1. Photographic dilapidation survey of the footways and carriageways abutting the site submitted.
2. Drawing submitted shows access from the front of the site.
3. Drawing submitted indicates heras fencing along the front boundary of the site. This can also be seen in the dilapidation survey photos.
4. Written statement confirms hours of operation would be Mon-Fri 8am-5pm Saturday 9.30am-3pm.
5. Written statement confirms signage has been installed on the fencing in regard to site safety. When delivery is due there will be a banksman on the street to assist with any traffic. Banksman to be in full high viz clothing.
6. As above written statement confirms signage has been installed on the fencing in regard to site safety. When delivery is due there will be a banksman on the street to assist with any traffic. Banksman to be in full high viz clothing.
7. There will be no permanent parking through construction on site. Submitted drawing shows areas for small vehicles to enter the site, material storage and a skip within the site.
8. Written Statement confirms there will be a jet wash on site with a wheel brush to ensure mud/dust does not leave site.

Given the scale of the proposal, which would be for a replacement dwelling it is considered that the details provided are sufficient to discharge the condition.

Condition 7 - Cycle Storage

Notwithstanding the details shown on the approved plans TDS-25-196-03 and TDS-24-196-09 covered cycle storage shall be provided, within the curtilage of the site for

2no. cycles. These spaces shall be made available prior to the residential use hereby approved being brought into use and thereafter maintained at all times.

Reason. To ensure adequate off street cycle parking provision in the interests of road safety pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All, JP-C6 - Walking and Cycling, JP-C8 - Transport Requirements of New Development, HT2/4 - Car Parking and New Development and Supplementary Planning Document 11: Parking Standards in Bury.

Drawing TDS-25-19611 submitted and includes secure cycle storage in the rear garden.

This is a compliance condition and can not be fully discharged until the spaces have been provided. Part discharge recommended.

Condition 8 - Refuse Storage

Notwithstanding the details shown on the approved plans TDS-25-196-03 and TDS-24-196-09 refuse storage and access arrangements shall be provided within the curtilage of the site and made available for use prior to the development hereby approved being brought into use and thereafter maintained at all times.

Reason. To ensure that adequate refuse collection and bin storage arrangements are provided within the curtilage of the site pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.

Drawing TDS-25-19611 submitted and includes a timber bin store to the side of the proposed dwelling.

This is a compliance condition and can not be fully discharged until the storage has been provided. Part discharge recommended.

Condition 9 - Surface Water Drainage

Development shall not commence until details of surface water drainage proposals have been submitted to and approved by the Local Planning Authority. The scheme must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or subsequent revisions of it. This must include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. Design details should comply with guidance contained in the Greater Manchester's Sustainable Drainage Design Guide, March 25. Details of proposed maintenance arrangements should also be provided.

Reason. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. To promote sustainable development and reduce flood risk pursuant to Development Plan Policies JP-S4 - Flood Risk and the Water Environment, EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

The submitted information fails to show the following:

- Drainage hierarchy and SuDS assessment in line with NPPG, NSTS (2015), GM SuDS Guide.
- Evidence for chosen solution, including infiltration test results (e.g., BRE 365) or site investigation where infiltration is proposed or discounted.
- Full drainage layout showing pipe network, gradients, manhole schedule, discharge point.
- Surface water calculations covering runoff, discharge rate, attenuation storage, with climate-change allowance where required.
- On-site surface water management and attenuated, if any on site prior to discharge, and how foul and surface water systems will remain separate before combining at the final manhole.
- Maintenance and management plan for all drainage/SuDS components, setting out

responsibilities and required maintenance activities.

As such it is considered that this condition should be refused.

Condition 10 - Ecology

An ecological enhancement scheme shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The contents of the plan should include:

- 1. A compensatory bird nest box scheme of at least one bird box situated on the new dwelling;*
 - 2. Details of any new external lighting designed in line with best practice guidelines;*
 - 3. A bat box plan;*
 - 4. Hedgehog highway holes incorporated into any fencing on-site.*
- The approved scheme shall be implemented in full prior to occupation of the dwelling and thereafter maintained.*

Reason. *To secure the satisfactory development of the site and in order to ensure that no harm is caused to a Protected Species pursuant to policies JP-G8 - A Net Enhancement of Biodiversity and Geodiversity and EN6/3 – Features of Ecological Value of the Development Plan and Section 11 of the National Planning Policy Framework*

1. Bird Box Plan The updated plan shows the location of one bird box and the type of box to be erected. The box should be erected prior to occupation of the dwelling.

2. External Lighting. A plan of the external lighting has been provided, showing the proposed locations of up and down lights, and soffit sport lights.
The updated plan shows the location of one bat box and type of box (slate) to be erected. We would have no objection to the partial discharge of condition 10.3 (Bat Box Plan).
Hedgehog Highway Holes (Condition 10.4)

The updated plan states that every three fences will have a 13cm x 13cm hole to allow for wildlife to pass between gardens/spaces.

We would have no objection to the partial discharge of condition 10.4 (Hedgehog Highway Holes). The holes should be cut prior to occupation of the dwelling, and once in place the condition can be discharged in full.

Condition 11 - EV charger

Prior to occupation the applicant shall provide:

1 no. electric vehicle (EV) charging point (minimum 7kW) per dwelling.*

Certification and photographic evidence of the installation of the agreed electric vehicle charge points shall be submitted to Local Planning Authority for approval prior to the development being brought into use. The infrastructure shall be maintained and operational in perpetuity.

**Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.*

Reason. *To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable and to safeguard residential amenity, public health and quality of life with respect to Local Air Quality, in accordance with paragraphs 112e, 117e, 187e and 199 of the National Planning Policy Framework (December 2024) and Places for Everyone Policy JP-S5 (Clean Air).*

Drawing TDS-25-19611 submitted and includes EV charger to front elevation.

This is a compliance condition and can not be fully discharged until the EV charger has been installed.

Conditions 12 - Contaminated Land

No development hereby permitted (except demolition and site clearance) within any approved phase shall take place until the works relating to land contamination detailed below are fully completed:

With consideration to human health, controlled waters and the wider environment, the following documents shall be completed to characterise potential risk to sensitive receptors and submitted to the Local Planning Authority for approval:

1. Preliminary Risk Assessment (PRA). Submission of this document is the minimum requirement.

2. Generic Quantitative Risk Assessment (GQRA). Submission of this document only if PRA requires it.

3. Detailed Quantitative Risk Assessment (DQRA). Submission of this document if GQRA requires it.

Reason. *To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).*

Preliminary Risk Assessment (Desk Study) – Updated 16/1/26, 4 Parkstone Avenue, Whitefield, Manchester, M45 7QH, Worms Eye, Reference: Parkstone Avenue / M45 7QH / 2005, 22 January 2025 has been submitted in support of this condition discharge.

The Environment Section has reviewed this document and are satisfied that the requirements of Condition 12 have been met and can be recommended for discharge.

Condition 13 - Contaminated Land

No development hereby permitted (except demolition and site clearance) within any approved phase shall take place until the works relating to land contamination detailed below are fully completed:

In accordance with the findings of site characterisation and risk assessment as previously approved, documents from the following shall be submitted to the Local Planning Authority for approval:

1. Remedial Options Appraisal.

2. Remediation Strategy.

3. Verification Plan.

Reason. *To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).*

Preliminary Risk Assessment (Desk Study) – Updated 16/1/26, 4 Parkstone Avenue, Whitefield, Manchester, M45 7QH, Worms Eye, Reference: Parkstone Avenue / M45 7QH / 2005, 22 January 2025 has been submitted in support of this condition discharge.

The Environment Section has reviewed this document and are satisfied that the requirements of Condition 13 have been met and can be recommended for discharge.

Recommendation: Split Decision

Conditions and Reasons:

1 The following conditions of 72185 have been approved:

DELEGATED REPORT

Condition 4 - Materials

Condition 6 - Construction Traffic Management Plan

Condition 10 - Ecology

Condition 12 - Contaminated Land

Condition 13 - Contaminated Land Remediation

The following conditions of 72185 have been part discharged:

Condition 7 - Cycle Storage. This is a compliance condition and can not be fully discharged until the spaces have been provided.

Condition 8 - Refuse Storage. This is a compliance condition and can not be fully discharged until the storage has been provided.

Condition 11 - EV charger. This is a compliance condition and can not be fully discharged until the EV charger has been installed.

The following conditions of 72185 have been refused:

Condition 9 - Surface Water Drainage

This condition has been refused as the information submitted fails to show the following:

- Drainage hierarchy and SuDS assessment in line with NPPG, NSTS (2015), GM SuDS Guide.
- Evidence for chosen solution, including infiltration test results (e.g., BRE 365) or site investigation where infiltration is proposed or discounted.
- Full drainage layout showing pipe network, gradients, manhole schedule, discharge point.
- Surface water calculations covering runoff, discharge rate, attenuation storage, with climate-change allowance where required.
- On-site surface water management and attenuated, if any on site prior to discharge, and how foul and surface water systems will remain separate before combining at the final manhole.
- Maintenance and management plan for all drainage/SuDS components, setting out responsibilities and required maintenance activities.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	30/01/2026	DM	02/03/2026