



AW1-let-44

27th February 2025

Bury MBC
Development Control
3 Knowsley Place
Duke Street
Bury
BL9 0EJ

Dear Sir,

Application for Discharge of Conditions :

Variation of Condition 2 (approved plans) of planning permission 68578 (Demolition of existing saw mill and associated outbuilding and construction of 5 no. dwellings) – revised site layout :

Sawmills off Spring Street, Ramsbottom, BL0 9JQ

Approval for the above was granted on 29th January 2025, your reference 71343, with several Conditions attached.

It is noted that Conditions 1, 2, 3, 7, 8, 9, 14, 15, 16, 17 and 18 must be acted upon as instructions, and Conditions 6 and 11 are to be discharged prior to occupation.

An application has been submitted on the Planning Portal, their reference PP13795014 to discharge Conditions 4 / 5, 10, 12 and 13 required prior to works commencing:

Conditions 4 and 5 : Contaminated Land Phase 1 Desk Study :

A Phase 1 Desk Study was prepared during March 2022 by Demeter Environmental Limited, their reference 22-02-11 which has highlighted the potential for made ground, with the requirement for further intrusive investigations.

These investigations were undertaken during May and June 2024, with further works including laboratory analysis, carried out in November.

A copy of this report is attached for your approval prior to commencement of works on site.

There is an overlap with this application to discharge conditions 4 and 5 on the previous application reference 68578, and both applications should be read in tandem.

Condition 10 : Landscaping Scheme :

A revised site layout plan has been emailed to our landscape consultant to update his proposals, which will follow as soon as available.

Condition 12 : Surface Water Drainage Proposals :

As stated in the National Planning Practice Guidance, surface water run off should be discharged in the following hierarchy, in order of preference:

1. Into the ground (infiltration).
2. To a surface water body.
3. To a surface water sewer, highway drain or other drainage system.
4. To a combined sewer.

Once the site has been cleared, and the trial holes dug, infiltration tests may be carried out to determine whether infiltration of surface water into the ground is a possibility.

Failing that, our preferred option would be to direct all surface water to the adjacent watercourse, not relying on the existing sewer system.

Condition 13 : Protection of Water Main :

On 27th June 2024 an email was directed to Developer Services at United Utilities stating the following :

We have applied to Bury Council to discharge condition 13 of our planning approval document, to which you have recommended is NOT discharged until further information is received from the applicant.

The steps we have taken so far is to locate the stop taps around the site by site walkover. These are overlaid on our proposed layout plan reference 'AW1-b02B,' attached and highlighted in blue.

We have obtained an asset map of the area from your UU mapping service. to ascertain there are no other underground pipework routes we should be searching for, which we also attach with reference 'AW1-let-29.1 water record.'

Our proposal to protect the water pipe during construction was to bolt down 'speed ramp protective covers' such that no disturbance to the water pipe will occur.

Following completion of our development, the surface of the road will be made good to further protect.

Please could you advise what additional protection measures you recommend, and these will be implemented to your satisfaction.

A copy of the email sent from Developer Services confirms our precautions are satisfactory and nothing further will be required.

Enclosures:

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AW1-let-49
UU
Asset
Searc

AW1-let-49.1
Water
Record

AW1-b04B
Proposed
Site
Plan

AW1-let-34
UU
confirmation
