

DELEGATED REPORT

Report by Helen Leach	Date of report: 27/08/2026	Ref: 72981/CONDIS
Registration: 18/03/2026	LDfC: 24/04/2026	Expiry Date: 13/05/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Application to discharge condition nos. 4 (Ground Contamination and subsequent remediation) & no. 11 (Details of a sustainable surface water drainage scheme and a foul water drainage scheme) on planning permission 68897

Location: Unit 3, Roach Bank Road, Bury, BL9 8RY

Description

The applicant seeks permission to discharge conditions 4 (ground contamination) and 11 (sustainable urban drainage scheme) from permission 68897.

Relevant Planning History

68897 - Proposed extension to existing warehouse with external alterations to the existing building and use of the building for Class E(g) and / or Class B2 and / or Class B8 purposes with associated works at Unit 3, Roach Bank Road, Bury. Approved with conditions - 17 January 2023.

Publicity

None required.

Statutory/Non-Statutory Consultations

Environmental Health - Contaminated Land - No objections.

Drainage Section - No objections.

United Utilities - No objections.

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 4 - A gas protection measure design report was submitted, which was amended, a remediation strategy and updated comments. Environmental Health - Contaminated Land section has assessed all the information and has confirmed that there are no objections to the discharge of condition 4. It is noted that a verification report and materials management plan will be required to discharge condition 5 in due course.

Condition 11 - A drainage assessment and a Flood Risk and Drainage Assessment have been submitted and assessed by the Drainage Section and United Utilities. The Drainage Section and United Utilities have confirmed that there are no objections to the condition being discharged.

Recommendation: Approve

Conditions and Reasons:

The following conditions have been discharged:

Condition 4

Phase I desk study, dated September 2022

Ground investigation interpretive report, dated February 2023

Vendor's phase I Environmental Report, dated April 2024

Gas protection measures design report, Version 2, dated June 2026

E-mail, dated 04/08/2026

Flood risk & drainage assessment, dated August 2022

Drainage assessment, dated 12 March 2026

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Existing site plan - 22410-UMC-0100-SI-DR-A-0501 F

Condition 11

Flood risk & drainage assessment, dated August 2022

Drainage assessment, dated 12 March 2026

Existing site plan - 22410-UMC-0100-SI-DR-A-0501 F

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HL - 27/08/2026		DM 27/08/2026	