



AW6-let-12

7th July 2026

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

Dear Sir,

Application for Discharge of Conditions :
Construction of 2 no. industrial units (Use Class E(g)(iii) – Industrial processes, at :
Former Sawmills off Spring Street, Ramsbottom, BL0 9JQ

Approval for the above was granted on 28th January 2026, your reference 72368, with several Conditions attached.

It is noted that Conditions 1, 2, 9 and 21 must be acted upon as instructions.

Conditions 4, 5, 10, 15, 16, 18, 19 and 20 are to be discharged prior to occupation.

An application has been submitted on the Planning Portal, their reference PP14790551 to discharge Conditions 3, 6, 7, 8, 11, 12, 13, 14, 16 and 17 required prior to works commencing:

Condition 3 : Material samples :

Our proposed lower wall materials are Bradstone to the front elevation, with blockwork across the sides and rear.

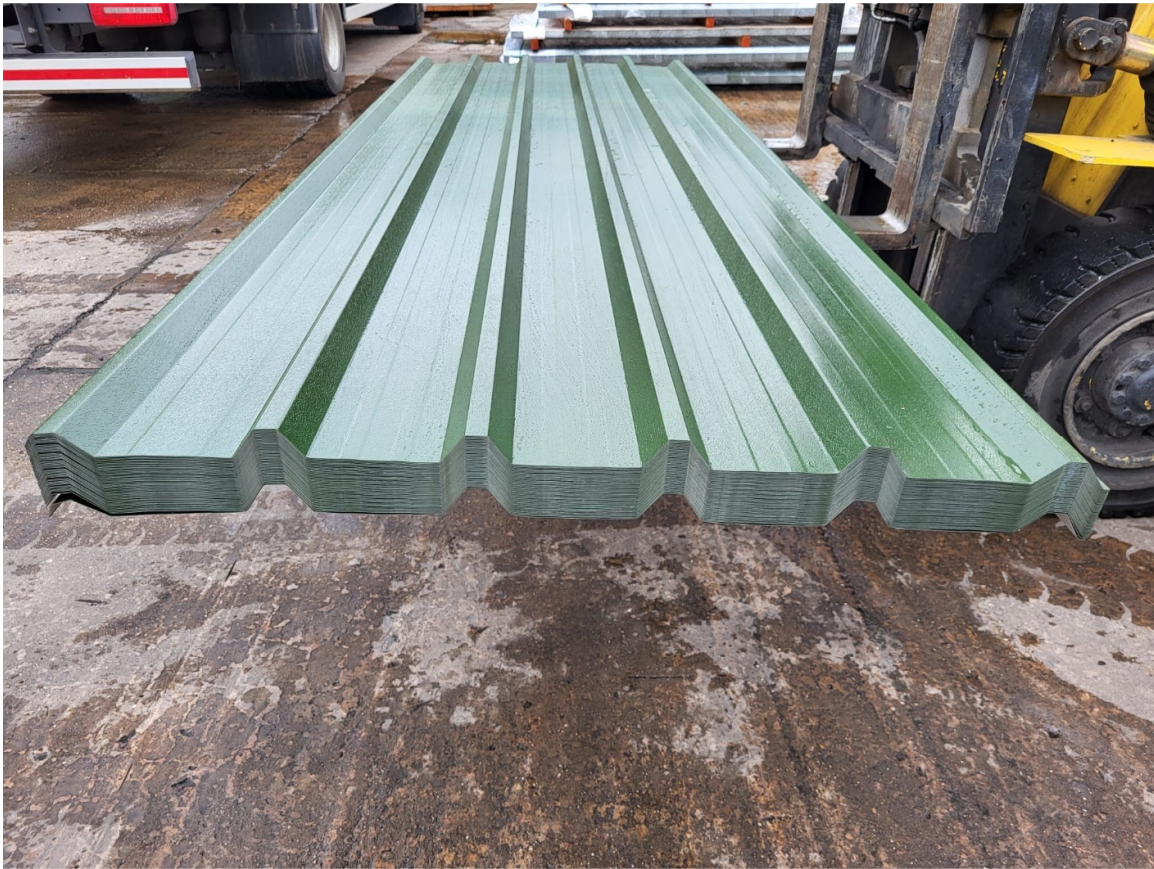


Proposed front elevation



Proposed rear and side elevations

Upper wall and roof panels are to be profiled aluminium, colour – green.



Upper wall and roof panels

Condition 6 : 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 ground has been reduced, 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 surface water body, the adjacent watercourse not relying on the existing sewer system.

Surface water run-off will be discharged at a maximum rate using SuDS to be agreed with the Local Planning Authority.

Condition 7 : Protection of Water Main :

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

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 'AW6-02E,' 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 references AW6-let-16 and AW6-let-17 'asset search' and '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, reference AW6-let-18.

Condition 8 : Noise assessment :

Redfan Solutions have been commissioned to carry out our noise assessment survey which has now been completed, and their report will follow as soon as available.

Condition 11 : Bat boxes :

Trees have already been removed in order to protect and stabilise the watercourse, and the site cleared in anticipation of a commencement of works to construct an approved scheme on the site.

Bat boxes are to be temporarily been fixed in place in accordance with the programme of mitigation for bats, affixed to the remaining trees on the site.

A scheme approved under condition 8 of application number 68578, to install bat boxes will be implemented on the approved scheme for industrial units.

Condition 12 : Trees :

We can confirm that there is no work required to any trees on the development site which will be required between 1st March and 31st August.

Condition 13 : Protection of the watercourse :

A timber post with vertical timber boarding has been erected to completely segregate the watercourse from the rest of the development site. Photographs are attached.



Photograph taken along the watercourse

Photograph taken inside the site

It is anticipated that this will remain in place following the construction of the units.

Condition 14 : Intrusive drilling :

Proposals for our intrusive site investigations to be carried out on site have been revised from our original Coal Mining Risk Assessment by LK Consult.

Our fresh proposals are outlined in their letter AW6-let-19 which is attached to our application to discharge conditions.

Condition 16 : Dilapidation survey 1 :

Photographs have been taken along the approach to the site and have been compiled in a separate dilapidations report 1, to be submitted for approval by the LPA.

A further survey will be carried out within one month of completion of the development, to assess the condition of the route in relation to dilapidations report 1, and the dilapidations report submitted as part of condition 16 of approval 72368.

The object being to identify any remedial works required as a result of damage caused by demolition and construction traffic.

Condition 17 : CTMP ;

1. Only one access point is available using an un-adopted track, Caltha Street which joins Spring Street being part of the adopted road network.
2. Site hoardings consist of existing timber post with timber boarding to two sides of the site with Heras fencing with gates across the site frontage. No additional hoardings will be required.
3. Hours of Construction: Standard hours of operation will be 8.00 until 18.00 Monday to Friday, and 8.00 until 13.00 on Saturday. No work will take place on Sunday and Bank Holidays.
The number of vehicle movements will be low key.
4. A scheme of appropriate warning and construction traffic signage will be provided in the vicinity of the site and its access from Spring Street: at the junction with Bolton Street and Spring Street a sign will be provided saying 'Warning construction traffic turning.'
At the junction of Spring Street with Caltha Street a sign will be provided saying 'Warning construction traffic turning.'
5. Parking on site for 3 operatives vehicles plus 1 site manager's vehicle are indicated along with manoeuvring space for construction deliveries together with storage on site of materials are illustrated on drawing AW6-02E.
6. Delivery management arrangements to ensure vehicles do not obstruct the adopted highway or access to the adjacent residential properties.
7. Provision of a vehicle wheel wash: The areas around the site entries will be a stoned hard standing. The limited number of vehicles entering the site will be monitored, and should any debris be collected, this will be removed using a portable vehicle wheel wash kept on site.
Scheme for the management and Suppression of Dust: Regarding the spread of dust, any operations resulting in the generating of such will be dampened to prevent the spread. Operations such as angle grinding will be minimised, or contained within enclosed areas, away from neighbouring properties.

Should you require anything further please do not hesitate to contact the writer.

Yours faithfully,

Gary Dearden

Enclosures:

AW6-02E Proposed Site Plan
AW6-let-16 UU Asset Search
AW6-let-17 Water Record
AW6-let-18 UU confirmation
AW6-let-19 LK Consult
AW6-let-15.1 to 15.5 Dilapidation photo pages 1-35.