

Bury Metropolitan Borough Council
Town Hall
Knowsley Street
Bury
Lancashire
BL9 0SW

Our ref: SO/2025/125190/03-L01
Your ref: 72190
Date: 17 December 2025

Dear Sir/Madam

****SUPPLEMENTARY INFO RECEIVED, EMAIL SENT 1/12/25** APPLICATION TO DISCHARGE CONDITION 11 (A LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN) ON PLANNING PERMISSION 68368**

LAND AT YORK STREET/BURY ROAD, RADCLIFFE, MANCHESTER, M26 2GL

Thank you for referring additional information regarding the discharge of condition 11 to the Environment Agency. We would like to make the following comments.

Environment Agency position

Currently we do not recommend discharge of condition 11 (LEMP) because the submitted LEMP (Square Yard, 19/11/2025) and soft landscape proposals plans (YD2-YS-LP001 & YD2-YS-LP101 to LP108) still do not include all greenspace areas within the red line boundary of York Street riparian development site and in particular landscape reinstatement and long term conservation management of River Irwell corridor on eastern edge of site, as well as York Street frontage; detailed in full planning submission (P.1639.22 Rev. E, Ascerta, Nov 2022).

We note the submission of wetland landscape plan for retained riparian greenspace to the south of Bury Road (YD2_YS_LP201) and inclusion of non-native invasive weed control with updated LEMP (Square Yard, 19/11/2025). As specified in the plan there is to be a 20m enhanced riparian corridor along the River Irwell and we would highlight at this juncture that there has been significant land remodelling and soil movement operations to southern end of riparian site which has encroached within this 20m from bank top buffer and potentially spread existing INNS species. Any such disturbed areas within LEMP will need to positively be reinstated and all INNS treated to best practice guidance for each species.

Environment Agency
Richard Fairclough House Knutsford Road, Warrington, WA4 1HT.
Customer services line: 03708 506 506
www.gov.uk/environment-agency

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It is unclear in the LEMP if the indicated new scrub planting areas are encompassed within this. Any such scrub planting will generally require some woodland management and thinning to establish a healthy and wildlife rich habitat and should be included in LEMP.

Also as LEMP is to cover a 30 year period, once all identified INNS have been eradicated from site, it will be essential for this riparian site that all bare areas where INNS have been controlled by non-selective herbicides will need to be reinstated within an appropriate native, shade tolerant grass/wildflower hedgerow seed mix, to positively vegetate riparian wooded areas and reduce risk of INNS re-establishing from upstream sources.

We would also recommend that within the LEMP ensure greenspace areas remain an attractive recreational resource over the long term that all managed greenspace areas are regularly monitored and any litter or fly-tipping within area is removed to a licenced landfill facility.

Please forward a copy of this letter to the applicant.

Yours faithfully

Mrs. SYLVIA WHITTINGHAM
Planning Advisor

Direct e-mail SPPlanning.RFH@environment-agency.gov.uk