

Our Ref: 72544
Date: 18 December 2025
Please ask for: Jennie Townsend
Telephone: 0161 253 5432
Email: Development.Control@bury.gov.uk

Mr Will Paul
Edgefold Homes Limited
Douglas House
2 Orchard Gardens
Warburton
Lymm, Cheshire
WA13 9EP

Dear Mr Paul

Proposal: Application to discharge condition 3 (contaminated land), condition 5 (EV charge point), condition 8 (BEMP) and condition 17 (sprinkler system) on planning permission 68815
Location: Land adjacent to 62 Springside Road, Bury, BL9 5JQ

The following conditions have been approved -

Condition 3 - Site characterisation and Remediation Strategy

- Phase II, Brownfield Solutions, reference: MAS/C6123/14192 (REV B), dated August 2025
- Remediation Strategy, Brownfield Solutions, reference: MP/C6123/14552, dated August 2025

Condition 5 - EV chargepoint

Wall charger 2 socketed - EVWC2S7G-02 Single Phase 7.4KW
1 no per dwelling.

The following conditions have been refused -

Condition 8 - Biodiversity and Environmental Management Plan - The applicant has failed to demonstrate the site would achieve the 1.25 units required on sit and the condition could not be discharged as the Biodiversity Enhancement and Management Plan shows a proposed site layout which has not yet been approved by a reserved matters application and which may change in the future.

Condition 17 - Sprinkler system - The applicant has not provided any evidence or information for sprinklers and the condition is a compliance condition for the provision of a sprinkler/misting system to be provided to each of the dwellings.

Yours sincerely

The Development Management Team