

DELEGATED REPORT

Report by Helen Pressley	Date of report: 13/07/2026	Ref: 73233/CONDIS
Registration: 21/05/2026	LDFC:	Expiry Date: 16/07/2026
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 5 (Garden & Gas validations on plots 33-44 only) on planning permission 71577

Location: Land off Parkinson Street, Bury, BL9 6NY

Description

Planning permission has been granted for the demolition of existing buildings and for the erection of 81no. dwellings. The proposal seeks permission for the construction of a mixture of 3 and 4 bed dwellings of two storeys in height. The proposed dwellings would be constructed from red brick, with blue brick detailing and marley modern grey roof tiles. The proposal seeks access from Parkinson Street.

Adjacent to the proposed access it is also proposed to construct a 42no. space car park with access to the recreation land to the north of the site.

Application to discharge condition 5 (Garden & Gas validations on plots 33-44 only) on planning permission 71577

Relevant Planning History

69079 - Demolition of existing buildings and erection of 84no. dwellings with associated parking and landscaping; formation of a car park in association with the existing recreation field - Approve with Conditions 11/10/2023

70715 - Variation of conditions 3 & 10 following approval of planning permission 69079 : Plot 20 has been handed; Plots 56-57 have been handed; Parking provisions for plots 62 - 67 have been amended; Footpath in front of plots 47-51 has been removed and additional hard standing added for refuse (Condition 3); no trees have been removed but tree locations have been updated and additional hedging added (Condition 10) - Approve with Conditions 01/11/2025

71577 - Variation of conditions 3 & 10 of planning permission 69079: Reconfiguration of the layout of the dwellings proposed between plots 44 and 51 including the removal of 3no. dwellings - Approve with Conditions 07/07/2025

72349 - Application to discharge condition 30 (residential travel plan) on planning permission 71577 - Approve 23/10/2025

72453 - Application to discharge condition 5 (remediation strategy plots 1-3 and 5-11) and condition 8 (drainage management) on planning permission 71577 - Split Decision:

Condition 5 -Prior to first use: Remediation Verification. Sufficient information has been provided to recommend that the condition be discharged for plots 1 - 3 and 5-11 only.

The following conditions of application 71577 are approved:

Condition 8 - Drainage Management

72986 - Application to discharge condition 5 (Garden Validations for Plots 12–26, 29–32, 74–81 & Gas Validations for Plots 10–51, 62–81) on planning permission 71577 - Split decision:

The following condition of application 71577 is part discharged:

Condition 5 - Prior to first use: Remediation Verification. Sufficient information has been provided to recommend that the condition be discharged for plots 12-26, 29-32 and 74-81 only

The following condition of application 71577 is refused:

Condition 5 - Prior to first use: Remediation Verification. Plots 4, 27-28 and 33-73. Only gas verification has been submitted for these plots. Full discharge of these plots will be considered upon completion of the build of these plots with the submission of garden verification information.

73181 - Application to discharge condition 5 (remediation strategy) on planning permission 71577 Plots 27-28 & 65-73 - Pending

Publicity

N/A

Statutory/Non-Statutory Consultations

Environmental Health - Contaminated Land - Recommended for discharge.

Pre-start Conditions - N/A

Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
JP-P1	Sustainable Places
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
H3/2	Existing Incompatible Uses
H4/1	Affordable Housing
EN1/2	Townscape and Built Design
EN5/1	New Development and Flood Risk
JP-S4	Flood Risk and the Water Environment
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
EN6/3	Features of Ecological Value
EN6/4	Wildlife Links and Corridors
JP-P1	Sustainable Places
EN7/2	Noise Pollution
JP-G7	Trees and Woodland
EN8/2	Woodland and Tree Planting
JP-G1	Landscape Character
JP-P7	Sport and Recreation
RT1/1	Protection of Recreation Provision in the Urban Area
RT1/2	Improvement of Recreation Facilities
RT2/2	Recreation Provision in New Housing Development
HT2/4	Car Parking and New Development
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C1	Our Integrated Network
JP-C3	Our Public Transport

NPPF National Planning Policy Framework
SPD6 Supplementary Planning Document 6: Alterations & Extensions
SPD11 Parking Standards in Bury

Issues and Analysis

Condition 5

Following the provisions of Condition 4 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and

A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

The following information has been submitted and reviewed by the Environment Section:

- Seedfield - Plots 33-44, Betts Geo Environmental letter dated 6th May 2026, reference 24LPL098/SV/GC/07

The submitted information sufficiently verifies the remedial actions at plots 33-44. As such this condition can be part discharged for these plots.

Recommendation: Approve

Conditions and Reasons:

- 1 The following condition of application 71577 is part discharged:
Condition 5 -Prior to first use: Remediation Verification. Sufficient information has been provided to recommend that the condition be discharged for Plots 33-44 only.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	13/07/2026	DM	13/7/26