

Thomas Beirne

Bury Metropolitan Borough Council
Development Control,
The Planning Service,
3 Knowsley Place,
Bury,
BL9 0EJ

Submitted via Planning Portal (ref: PP-15169738)

24 August 2026

Dear Thomas

Application for the Discharge of the Biodiversity Net Gain Plan and Condition 13 and pursuant to 73059: Full Planning Permission for a Padel Facility at Unsworth Cricket and Tennis Club Ltd, Pole Lane, Bury, BL9 8QL

On behalf of our client, On Padel Ltd ('the Applicant'), please find enclosed an application to discharge the Biodiversity Net Gain Plan and Condition 13 of planning permission 73059 at Unsworth Cricket and Tennis Club, Pole Lane ('the Site'). The permission was granted on 15th July 2026 for the following description of development:

Erection of 5 no. covered padel courts (Class F2(c)) with ancillary food and beverage facility with seating area and associated lighting, landscaping and infrastructure

Biodiversity Net Gain

"The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition "(the biodiversity gain condition)" that development may not begin unless:

(a) a Biodiversity Gain Plan has been submitted to the planning authority, and

(b) the planning authority has approved the plan."

A Biodiversity Net Gain plan (dated 24 August 2026) has been prepared by Rachel Hacking Ecology and submitted to discharge the statutory biodiversity net gain in relation to planning permission 73059. The plan includes the following information:

- How the development will achieve a 10% net gain;
- How the development will avoid or minimise impacts to habitats;
- The significant on-site enhancements;
- Survey constraints; and
- The total net change in biodiversity units.

It is considered that the definition of the statutory biodiversity net gain plan has been met.

Condition 13

Condition 13 states:

No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved by the Local Planning Authority and shall confirm/provide the following:

- *Hours of operation and number of vehicle movements;*
- *Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;*
- *Parking on site of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials;*
- *Measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.*

The approved plan shall be adhered to throughout the demolition/construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition and construction periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of demolition/construction materials.

A Construction Traffic Management Plan has been prepared by Padel Specialists. The plan details the requirements set out above and is considered sufficient to discharge the condition.

I trust that the enclosed information will enable you to validate the submission as soon as possible. If you have any queries or require any further details, please contact me on the details below.

Yours sincerely,



Rebecca Boston

Senior Planner

07494649563

rebecca.boston@ashtonhale.co.uk

AshtonHale Ltd