

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 13/01/2026	Ref: 72147/CONDIS
Registration: 10/07/2025	LDFC: 13/08/2025	Expiry Date: 04/09/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level:
		Stat Class: NREQ

Proposal: Application to discharge condition 3 (highway works), condition 4 (construction traffic management plan) & condition 6 (remedial works) on p/p 70350

Location: Former Tarmac Building Materials Ltd, Stopes Road, Little Lever, Bolton, BL3 1NR

Description

Application to discharge conditions on p/p 70350 - 70350 - Full planning permission for site access (as approved under p/p 66064 & 67864 in association with the redevelopment of the site for a future residential development of up to 132 no. dwellings)

Condition 3 - Highway works

Condition 4 - Construction Traffic Management Plan

Condition 6 - Remediation works (coal)

Relevant Planning History

66064 - Reserved Matters for means of access to the site (Bury Council) and outline planning application for the demolition of the existing structures on the site, and redevelopment of the site for a future residential development of up to 132 no. dwellings and associated public open space, with all matters reserved except for access (Bolton Council) - 11/1/23

67864 - Removal of condition no. 2 (to remove the requirement for the submission of a reserved matters application prior to commencement of works); and variation to condition 5 (coal), condition 6 (drainage), condition 7 (highways), condition 8 (construction traffic management plan) of p/p 66064 (Reserved Matters for means of access to the site (Bury Council) and outline planning application for the demolition of the existing structures on the site, and redevelopment of the site for a future residential development of up to 132 no. dwellings and associated public open space, with all matters reserved except for access (Bolton Council)) - 16/6/22

70350 - Full planning permission for site access (as approved under p/p 66064 & 67864 in association with the redevelopment of the site for a future residential development of up to 132 no. dwellings) - 24/4/25

Publicity

n/a

Statutory/Non-Statutory Consultations

Traffic Section - No objection

Environmental Health - Contaminated Land - No objection

The Coal Authority - No objection

Pre-start Conditions - Not relevant

Development Plan and Policies

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Condition 3 - Highway works

The s278 has been completed and signed.

The Highway Authority have confirmed they are satisfied the condition can be part discharged which is subject to the implementation of the approved works.

Condition 4 - Construction Traffic Management Plan

Acceptable to discharge subject to measures and facilities adhered to/provided throughout the course of the build

Condition 6 - Coal Authority

The Coal Authority responded that on the basis that neither of the shafts within the POS would affect the access, (the access being Bury's part of the application site), and given they are satisfied with the treatment applied to the shafts, that being very much reflective of the land uses in those areas, the Coal Authority are able to confirm that they have no objections to the full discharge of Conditions 5 and 6, specific to that part of the site within the Bury LPA district area.

Recommendation: Approve

Conditions and Reasons:

1 The following conditions have been approved -

Condition 4 - Construction Traffic Management Plan - subject to the implementation of the approved details.

Condition 6 - Remediation works (coal)

The following conditions are approved for part discharge -

Condition 3 - Highway works - subject to the implementation of the approved works.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JT	13/1/26	DM	13/01/26

DELEGATED REPORT

--	--