

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 19/03/2026	Ref: 72501/CONDIS
Registration: 23/10/2025	LDfC: 02/12/2025	Expiry Date: 18/12/2025
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 conditions on planning permission 68067:
Condition 3 (Details of samples to be used in external elevations) Condition 4 (Completed Construction Traffic Management Plan) Condition 6 (Contaminated Land Preliminary Risk Assessment Report) Condition 9 (Biodiversity Mitigation Plan) Condition 10 (Surface Water Drainage Proposals)

Location: Owlerbarrow House, Owlerbarrow Road, Bury, BL8 1RD

Description

Application to discharge conditions on planing permission 68067 -

Condition 3 - Materials
Condition 4 - Construction Traffic Management Plan
Condition 6 - Contaminated land PRA
Condition 9 - Biodiversity Mitigation Plan
Condition 10 - Surface water drainage proposals

Relevant Planning History

68067 - Erection of 1 no.dwelling - Approve with Conditions 15/12/2022

Publicity

n/a

Statutory/Non-Statutory Consultations

Traffic Section - No objection
Environmental Health - Contaminated Land - No objection
Greater Manchester Ecology Unit p- No objection
United Utilities (Water and waste) - No response received
Borough Engineer - Drainage Section - 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 - Materials

Cedral Ravendale slates - blue/black

K-Rend Antique white

Rehau Casement windows and doors - black

Rainwater goods - black

Condition 4 - Construction Traffic Management Plan

Construction Traffic Management Plan report dated 17th October 2025

Dilapidation report dated 19th October 2025

The provision of banksmen for the short term management of traffic on Owlerbarrow and the reversing manoeuvres appears acceptable.

The CTMP has identified the pedestrian movements associated with the school and proposes deliveries to be undertaken outside those busier times.

The development shall be carried out in accordance with the approved CTMP and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period.

Any subsequent remedial works required following construction of the development shall be carried out by the applicant with to an agreed highway specification.

Condition 6 - Site characterisation and remediation

A proposal for a post enabling works assessment of garden areas has been put forward and is considered suitable as a remedial strategy. As such the condition is recommended for discharge.

Preliminary Risk Assessment, Worms Eye, reference Owlerbarrow Road / BL8 1RD / 2025, dated 15 September 2025.

Proposed Scheduling for Investigation, Worms Eye, reference Owlerbarrow Road / BL8 1RD / 2025, dated 11 December 2025

Condition 9 - Biodiversity Mitigation Plan

GMEU have no objection to the proposed planting proposals and bird boxes and therefore have no objection to the discharge of the prior part of condition 9.

Biodiversity and Mitigation Enhancement Plan report date 1st October 2025

Proposed schedule of investigation.

To be carried out in accordance with the approved planting proposals and bird boxes.

Condition 10 - Drainage

Sustainable Drainage Assessment dated 11/3/26 by GeoSmart ref EF000203R3 FINAL

The Borough Drainage Engineer have confirmed they are satisfied condition 10 can be discharged.

The applicant is advised to contact United Utilities for approval for any connections to their assets.

Recommendation: Approve

Conditions and Reasons:

The following conditions are part discharged -

Condition 3 - Materials

Condition 4 - Construction Traffic Management Plan

Condition 6 - Contaminated land PRA

Condition 9 - Biodiversity Mitigation Plan

Condition 10 - Surface water drainage proposals

The development shall be carried out in accordance with the approved details and any remaining requirements of the conditions.

Any subsequent remedial works required following construction of the development shall be carried out by the applicant with to an agreed highway specification.

Submitted documents

Details of materials, report dated 20th October 2026

Preliminary Risk Assessment, Worms Eye, reference Owlerbarrow Road / BL8 1RD / 2025, dated 15 September 2025.

Proposed Scheduling for Investigation, Worms Eye, reference Owlerbarrow Road / BL8 1RD / 2025, dated 11 December 2025

Construction Traffic Management Plan report dated 17th October 2025, Dilapidation Report dated 19th October 2025

Biodiversity Mitigation Enhancement Plan, report dated 1st October 2025

Sustainable Drainage Assessment ref EF000203R3 FINAL by GeoSmart dated 11/3/26

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JT	19/3/26		