

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 17/09/2025	Ref: 72195/CONDIS
Registration: 13/08/2025	LDFC:	Expiry Date: 08/10/2025
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 condition nos. 3 (Site Verification Report) 4 (EV charging) 8 (Bat Mitigation Licence) & 10 (Biodiversity Enhancement Scheme) of planning permission 69677

Location: 21 Pinfold Lane, Whitefield, Manchester, M45 7NY

Description

Application to discharge conditions -

Condition 3 (Remediation Verification)
Condition 4 - Electric Vehicle Charge Points
Condition 8 - Bat mitigation license
Condition 10 - Biodiversity Enhancement Scheme

Relevant Planning History

69677 - Demolition of existing dwelling and erection of new detached dwelling to replace existing - Approve with Conditions 04/10/2023

Publicity

n/a

Statutory/Non-Statutory Consultations

Greater Manchester Ecology Unit - No objection to the discharge if conditions.

Environmental Health - Contaminated Land - No objection to the discharge of conditions.

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 (Remediation Verification)

Submission of waste transfer notes for 35 loads of spoil and green waste removed by SED Services Ltd, 14 August to 1 October 2024.

Submission of controlled Waste Transfer Notes for 1 load of soil and stones removed by Heidelberg Material UK Recycling Ltd, 27 September 2024.

Previously received and reviewed:

- Preliminary Risk Assessment, 21 Pinfold Lane, Whitefield, GroundSolve Ltd, Reference: 2940/PRA FINAL, 21 June 2023.
- Phase 2 Ground Investigation, Pinfold Lane, Prestwich, GroundSolve Ltd, Reference: GSL3003R01 Version 1 Final, 27 November 2023.
- Verification Report, 21 Pinfold Lane, Prestwich, GroundSolve Ltd, Reference: GSL3003R01 Version 1 Final, 17 July 2025.

A desk study and preliminary risk assessment has previously been received and reviewed. A site investigation and risk assessment has previously been received and reviewed (CL1057.130324.1).

Although the consultant concluded that no specific remedial measures were required to deal with contamination at the site, the following actions were recommended and agreed:

- Watching brief to identify and deal with any previous unforeseen contamination at the site.
- Excess or unsuitable soil material will be disposed of at a suitably licenced waste disposal facility. Where soils are to be re-used on site, an appropriate waste exemption will be obtained, or the CL:AIRE Definition of Waste Code of Practice Protocol followed and a Materials Management Plan developed.
- Chemical testing results of any imported material for use in soft landscaped or garden areas to demonstrate that the material is suitable for use.

Imported topsoil was supplied by SED Services Ltd, Landgate Farm, Landgate Lane, Bryn, Wigan, WN4 0EJ. The material was brought to site on 20 June 2025 (1 no. lorry load).

Waste transfer notes have been provided for excess material removed from site between 14 August and 1 October 2024.

The following verification information has been received:

- Watching brief

Written confirmation that no unforeseen visual or olfactory contamination was encountered during the development.

- Imported Topsoil

1 no. sample was taken from the stockpile of imported topsoil and tested for suite of analysis that included metals, banded TPH, speciated PAH and asbestos. No elevated concentrations of contaminants were found when compared to C4SL and S4UL for residential with homegrown produce.

Photographs of the placement of the topsoil in the rear garden have been provided.

The EH Section usually requires that a minimum of 3 samples be taken in order to have statistical confidence. However, due to the scale of the development, on this occasion it is considered that a single sample is sufficient to accept that the import topsoil is clean and suitable for use.

- Excess Material

Waste transfer notes have been provided for spoil and green waste removed from the site between 14 August and 1 October 2024.

The EH Health Contam Land Section is satisfied that the requirements of Condition 3 have

been met and that this condition can now be recommended for discharge.

Condition 4 (Electric Vehicle Charge Points)

The following information was previously requested:

(i) Details of the proposed EV charging points to be installed including the information sheet detailing the make and model, to demonstrate that they meet the required specification.

The following electric vehicle charge points have been installed:

- 2 no. 22kW Myenergi Zappi 3-phase charging station.

(ii) Evidence of the installation of the chosen EV charging points, such as photographs

Photographs of the installed EV charge points have been provided.

The EH Air Quality Section is satisfied that the requirements of Condition 4 have been met and this condition can now be recommended for discharge.

Condition 8 (Bat Mitigation License)

A Natural England Bat Mitigation Licence (2024-67233-EPS-MIT) has been obtained and evidence of this has been provided.

GMEU are therefore satisfied the condition can be discharged. The works must be undertaken under the terms of the licence.

Condition 10 (Biodiversity Enhancement Scheme)

A Biodiversity Enhancement Scheme (Rachel Hacking Ecology, 2025) has been submitted, which details the proposed installation of two bird boxes and one bat box on site, additional to those required for the bat mitigation licence.

GMEU have no objection to the proposed enhancement measures and would therefore recommend that, should the enhancement scheme be implemented, the condition can be discharged.

Recommendation: Approve

Conditions and Reasons:

The conditions listed below are discharge -

- Condition 3 (Remediation Verification)
- Condition 4 - Electric Vehicle Charge Points
- Condition 8 - Bat mitigation license
- Condition 10 - Biodiversity Enhancement Scheme

subject to the implementation of the approved schemes and any remaining requirements of the conditions.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JT	17/9/25	DM	18/09/2025