

Q+A Planning
Tribeca House
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BURY
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28 November 2025

Dear Sir / Madam

RE: PP-14524321: Discharge of condition application pursuant to permission 71775 in respect land at rear of Eton Hill Road, Bury

On behalf of our client, Love Padel Ltd, we have pleasure in submitting an application to discharge planning conditions pursuant to application 71775.

The application form and relevant plans have been submitted electronically and the requisite fee of £298 (plus portal charge) paid online at the point of submission.

The application relates to the following conditions:

Conditions 8-12:

These conditions relate to below ground contamination and a Phase II Environmental Investigation, Risk Assessment and Remediation Strategy is therefore submitted. Along with copy correspondence between LK group and Environmental Protection.

Condition 13:

Relates to drainage and requests details of a sustainable surface water drainage scheme and a foul water drainage scheme. However ongoing discussions between the applicant's Drainage Consultants and UU have determined that whilst UU's initial planning consultation response raised concerns but suggested appropriate condition wording, subsequent following between the applicant's consultant and UU to clarify the proposed scheme and surface water drainage strategy determined that UU were satisfied that the scheme essentially reflects a change of use and will not result in an increase in hardstanding or surface water runoff.

However because UU did not update their suggested condition wording, thus the originally suggested condition re drainage has been pulled through into the decision notice.

As such, the attached Drainage Strategy therefore reflects this ongoing correspondence and is submitted to discharge the condition to allow works on site to progress at the earliest possible opportunity.

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Given the applicant wishes to start works as soon as possible, we would be very grateful if the application could be dealt with swiftly as possible. If there is any additional information or clarification required, please do not hesitate to contact me.

Yours sincerely

Emma Whitney
Planning Consultant

For and on behalf of
Q+A Planning Ltd