



Our Ref: 04C201459
Your Ref: PP-14520412

27th November 2025

Helen Leach
Team Leader – Development Management
Department for Business, Growth & Infrastructure
Knowsley Place,
Knowsley Street,
Bury
BL9 0SW

Submitted via Planning Portal: PP-14520412

Dear Helen

FORMER BEVIS GREEN WORKS, MILL ROAD, BURY, BL9 6RE (PERMISSION REF: 71244) – APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION 3 (CONTAMINATION AND REMEDIATION), CONDITION 4 (VERIFICATION), CONDITIONS 21 AND 22 (HIGHWAYS), AND CONDITIONS 29-32 (PIGS LEE BROOK)

On behalf of our client, Barratt Manchester Ltd ('the Applicant'), please find enclosed an application to discharge conditions 3 and 4 (contamination and remediation), 21 and 22 (highways) and 29-32 (Pigs Lee Brook) pursuant to planning permission ref: 71244 at Former Bevis Green Works, Mill Road, Bury, BL9 6RE.

Planning application ref: 71244 was approved on 13th March 2025 for the following development:

"Variation of Condition 2 (approved plans) for part-retrospective minor amendments to 68 no. dwellings and the site-wide plans, and Condition 11 (landscaping) for improved landscaping and the replacement of fencelines with hedgerows following the grant of planning permission ref: 63533."

A number of discharge of conditions applications are outstanding on the original planning permission ref: 63533. As a result of the variation of condition permission ref: 71244, these condition numbers have changed in the new Decision Notice, as summarised below. This planning application seeks to discharge these conditions. The information in the original permission ref: 63533 has been re-submitted with this application along with additional relevant information.

- Conditions 4 and 5 of permission ref: 63533 are now listed as Conditions 3 and 4 of permission ref: 71244
- Conditions 24 and 25 of permission ref: 63533 are now Conditions 21 and 22 of permission ref: 71244

- Conditions 32-35 of permission ref: 63533 are now Conditions 29-32 of permission ref: 71244

Condition 3 (Contamination and Remediation)

Condition 3 states:

"No development, other than site clearance, demolition, or works relating to site investigation remediation or ground works, shall commence in relation to phase 2 unless and until:

- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;*
- Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;*
- Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.*

Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment."

In response to condition 3, the following documents have been submitted as part of the 'Condition 3' folder of the WeTransfer Link.

Contaminated Land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site

- ESNR Phase I and Phase II Environmental Site Assessment (ref. 10468-1(01)), dated January 2003;
- RSK STATS Geoconsult Ltd. Revised Environmental Site Assessment (ref. 16565-R1(00)), dated February 2011;

Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment

- e3p Phase I and Phase II Geo-environmental Site Investigation (ref. 10-110-r1), dated May 2014;
- SGP Phase 2 Supplementary Groundwater Investigation (ref. R2174C-R05-v1), dated December 2020.
- SGP Phase 2: Supplementary Site Investigation (ref: R2174-R06-v1), dated April 2021.
- SGP Phase 2 Supplementary Groundwater Investigation No.2 (ref. R2174C-R09-v1), dated June 2021.
- SGP Controlled Waters Risk Assessment (ref. R2174-R10-v2 Final), dated August 2021
- Groundtech Groundwater Investigation Factual Report (GRO021459-3627, rev 1.1), dated July 2022.

- Groundtech Supplementary Geo-Environmental Appraisal (GRO-21459-3928, rev. 1.3), dated December 2022.
- Groundtech Letter Report Containing Proposed Soil RTVs (GRO-21459-4595), dated July 2023.
- SGP Site Investigation on Former Mill Lodge Reservoir & Additional Investigation of Phase 2B (ref: R2174-R15-v3 Final), dated August 2024.
- SGP Detailed Controlled Waters Risk Assessment for Phases 2a, 2b & Former Mill Lodge Reservoir (ref: R2174-R16-v3 Final1), dated March 2025.
- SGP Phase 2H Ground Gas / Vapour Risk Assessment (ref: R2174-R17-v2), dated August 2024.
- SGP Phase 2 Early Handover Area (Phases 2E & Phase 2F - Southwest) Ground Gas / Vapour Risk Assessment (ref: R2174- R18-v1), dated August 2024.
- SGP Remediation Phases 2D (South) & 2F (Centre-south) Handover Area (Plots 208-218 & 251-257) Vapour Risk Assessment (ref: R2174-R20-v2), dated November 2024
- SGP Remediation Phases 2C (South), 2D (North) & 2F (East / North) Handover Area: Plots 105-111, 126-138, 190-207, 249-250 & 258-268 - Gas / Vapour Risk Assessment (ref: R2174-R24-v1), dated August 2025
- SGP Remediation Phase 2G: Plots 101-104 – Ground Gas / Vapour Risk Assessment (ref: R2174-R27-v1), dated October 2025

Where remediation/protection measures is/are required, a detailed Remediation Strategy

- SGP Phase 2 Area (excluding Phase 2A & 2B and Former Mill Lodge Reservoir) Detailed Remediation Strategy (ref: R2174-R11-v7), dated October 2025.
- SGP Phase 2 Early Handover Area (2E & Phase 2F – Southwest) Developer-Stage Remediation Strategy (ref: R2174-R19-v3), dated May 2025
- SGP Remediation Phases 2D (South) & 2F (Centre-south) Handover Area (Plots 208-218 & 251-257) & Plot 138: Developer-Stage Remediation Strategy (ref: R2174-R21-v3), dated May 2025
- SGP Remediation Phases 2C (South), 2D (North), 2F (East / North) & 2G Handover Area (Plots 101-111, 126-138, 190-207, 249- 250 & 258-268): Developer-Stage Remediation Strategy (ref: R2174-R25-v2), dated October 2025
- SGP Remediation Phase 2H: Developer-Stage Remediation Strategy (ref: R2174-R26-v1), dated September 2025

Condition 4 (Verification)

Condition 4 states:

“Following the provisions of Condition 3 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment."

In response to condition 4, the following documents have been submitted as part of the 'Condition 4' folder of the WeTransfer Link.

Phase 1 Earthworks Completion Reports

- Remediation Earthworks Completion Report – Phase 1 (now referred to as Phase 1A); ref: R2174C-R04-v2, dated November 2020
- Verification Report, Gas Assessment and Build Phase Remediation (Phase 1B); ref. GRO-21459-3559 rev. 1.2, dated December 2022.
- Vapour Risk Assessment (Plot 48); ref. R2174-R13-v1, dated May 2023 (undertaken post-construction due to incorrect membrane type installation)

Phase 1 Build Phase Completion Reports

- Phase 1A Validation Completion Report (Excluding Plot 145 (Show Home) and Plots 22-38 (Compound Area)); ref. R2174-R22-v2, dated August 2025.
- Phase 1B Validation Completion Report; ref. R2174-R23-v1, dated August 2025.

Phase 2 Remediation Works

- Remediation Verification Report – Phase 2 (excluding Phase 2A and 2B) (ref. GRO-21459-5053, rev. 1.2), dated June 2024.
- Remediation Earthworks Interim Completion Report – Phase 2 North (HS10, HS11 & HS13); R2174C-R08-v1, May 2021.

Conditions 21 and 22 (Highways)

Condition 21 states:

"Notwithstanding the details indicated on approved plan reference 456/P/PL/02 Revision E, no development shall commence unless and until full details of the following have been submitted on a topographical based survey of the site and adjacent adopted highways (where appropriate) to, and approved in writing by the Local Planning Authority:

- *A review of existing pedestrian facilities at the Walmersley Road/ Walmersley Old Road/Springside Road signalised junction to explore the potential for providing a subsequent scheme of improvements to improve facilities for users across all arms of the junction, to a scope and specification to be agreed;*
- *In connection with the above, a review of existing signal timings to explore the potential for providing a full pedestrian stage to improve crossing conditions for pedestrians;*
- *Alteration of the existing site access onto, and works abutting, Walmersley Old Road, incorporating the widening and reconstruction/provision of footways minimum of 2.0m in width including all accommodation works required at tying in points, level/1 in 40 plateau at the junction onto the adopted highway, reinstatement of all redundant accesses, demarcation of the limits of the adopted highway and all associated highway and highway drainage remedial works required as a result of the construction of, and statutory undertakers connections to, the proposed development;*

- *Formation of the secondary emergency access onto Mill Road/Byway Open to All Traffic (BOAT) No. 20, Bury, to serve the residential development, to a specification and length to be agreed, incorporating removable and fixed bollards (number and positions to be agreed) at all interfaces with the proposed estate road and the Public Right of Way and all associated highway and highway drainage remedial works;*
- *Reconstruction of and modifications to the existing alignment of the unadopted section of Mill Road/Byway Open to All Traffic (BOAT) No. 20, Bury to scope, specification and in materials to be agreed, in order to upgrade the route as indicated, incorporating the widening and reconstruction/provision of 2.0m minimum wide footways where indicated, level/1 in 40 plateau at the junction onto the adopted highway, reinstatement of all redundant accesses, works to form a junction with Lumn Street, demarcation of the limits of the adopted highway and all associated highway and highway drainage remedial works required as a result of the construction of, and statutory undertakers connections to, the proposed development;*
- *Proposed scheme of works of a scope and specification to be agreed at the interface with the retained section of Byway Open to All Traffic (BOAT) No. 20, Bury leading to Mather Road, to the east of the driveway serving Plot 267;*
- *Proposed scheme of works to improve the surface and line of Public Footpath No. 13, Bury, that crosses the site and provide a route not less than 4.0m in width in accordance with the previously approved diversion order;*
- *Formation of all pedestrian connections indicated onto the existing adopted highway and Public Rights of Way abutting the site;*
- *Proposals for the introduction of waiting restrictions to scope to be agreed at the at the junctions of the proposed site access and Mill Road with Walmersley Old Road, including all necessary road markings and signage;*
- *Provision of a street lighting assessment for (and, where necessary, a scheme of improvements) the proposed residential development and sections of Walmersley Old Road and of Mill Road/Byway Open to All Traffic (BOAT) No. 20, Bury, abutting the site;*
- *Foundation details for all boundary walls/fences abutting the existing/future adopted highway;*
- *White lining scheme for the proposed junctions onto the existing adopted highway;*
- *An Approval In Principle for the any retaining structures located adjacent to the adopted highway, incorporating full structural, construction and drainage details, calculations and a detailed construction method statement.*

The details subsequently approved shall be implemented to an agreed programme.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan: Policy EN1/2 - Townscape and Built Design Policy H2/1 - The Form of New Residential Development Policy H2/2 - The Layout of New Residential Development."

Condition 22 states:

"Notwithstanding the details indicated on approved plan reference 456/P/PL/02 Revision E, in the event that it is intended for the proposed estate roads and/or improved section of Mill Road to be put forward for adoption, no development shall commence unless and until full details of

the following have been submitted on a topographical based survey of the site and adjacent adopted highways (where appropriate) to, and approved in writing by the Local Planning Authority:

- *Proposed internal road layout to a specification and materials to be agreed and to current adoption standards, incorporating 2.0m minimum width footways throughout the development and a 6.5m minimum carriageway width on the section of estate road between Walmersley Old Road and Plot 90 and at the bends adjacent to Plots 90/91 and 95;*
- *Revised turning head position relative to the easterly limits of adoption on Mill Road;*
- *In the event that retaining structures are required adjacent to the future adopted highway, an 'Approval In Principle' for the proposed structure(s), incorporating full structural, construction and drainage details, calculations, pedestrian protection measures and a detailed construction method statement;*
- *A scheme of 20mph traffic calming measures on the proposed internal roads and white lining scheme to a scope and specification to be agreed including details of proposed materials, road markings and signage as required;*
- *Undertaking of a review of/safety audit for the need to provide vehicle containment measures to the east of the estate road abutting the proposed open watercourse.*

The details subsequently approved shall be implemented to an agreed programme.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to the following Policies of the Bury Unitary Development Plan: Policy EN1/2 - Townscape and Built Design Policy H2/1 - The Form of New Residential Development Policy H2/2 - The Layout of New Residential Development"

In response to conditions 21 and 22, the following documents have been submitted as part of the 'Conditions 21 and 22' folder of the WeTransfer Link.

Walmersley Old Road Outstanding Conditions 24 and 25 Response – Rev 2 05.06.24

Barratt Drawings

- | | |
|----------------------|--|
| • 456-P-BTD02 Rev B | Boundary Treatment Details |
| • 456-P-BTL04 Rev 03 | Boundary Treatments Layout |
| • 2010-DET-203- | STANDARD RAILINGS-1200mm Estate railings |
| • AP0524-571-REV C | S38-Street Lighting Design SHEET 1 OF 2 |
| • AP0524-571-REV C | S38-Street Lighting Design SHEET 2 OF 2 |
| • 456-ED-02 Rev 31 | Engineering Layout |
| • 456-ED-11 Rev E | Engineering Longsections Sheet 1 |
| • 456-ED-12 Rev F | Engineering Longsections Sheet 2 |
| • 456-ED-13 Rev F | Engineering Longsections Sheet 3 |
| • 456-ED-14 Rev H | Engineering Longsections Sheet 4 |
| • 456-ED-23 Rev J | External Levels Sheet 1 |
| • 456-ED-24 Rev L | External Levels Sheet 2 |
| • 456-ED-25 Rev J | External Levels Sheet 3 |
| • 456-ED-08 Rev E | Highway Surfacing Plan |
| • 456-ED-44 Rev C | Byway Improvement Works |
| • 456-ED-09 Rev B | Road Construction Details |

- 456-ED-46 Public Footpath 13 Improvement Works
- 456-ED-45 Lining and Signage
- 456-ED-38 Rev H Section 38 Plan
- P545-BH-DR1-00 Standard Retaining Walls for Driveways Calculations
- P545-BH-DR2-00 Standard Retaining Walls For Gardens Calculations
- P545-BHM-DWCP-D1-02 Standard Retaining Walls for Driveways
- P545-BHM-PGSP-D1-01 Standard Retaining Walls for Gardens

Walmersley Old Road & Mill Lane Detailed Highway Design

- AP0524-571-REV C S38-Street Lighting Design SHEET 1 OF 2
- AP0524-571-REV C S38-Street Lighting Design SHEET 2 OF 2
- SCP-15194-F03 Rev G Visibility Splay
- SCP-200226-0000-001 - B - General Arrangement 1 of 2
- SCP-200226-0000-002 - B- General Arrangement 2 of 2
- SCP-200226-0000-003 - A- Contour Plan 1 of 2
- SCP-200226-0000-004 - Contour Plan 2 of 2
- SCP-200226-0000-011 Proposed Boundary Plan
- SCP-200226-0000-021 Swept Path
- SCP-200226-0010-001 Longsection 1
- SCP-200226-0010-002 Longsection 2
- SCP-200226-0010-003 Cross Section 1 of 3
- SCP-200226-0010-004 Cross Section 2 of 3
- SCP-200226-0010-005 Cross Section 3 of 3
- SCP-200226-0200-001 Site Clearance Layout 1 of 2
- SCP-200226-0200-002 Site Clearance Layout 2 of 2
- SCP-200226-0500-001 Drainage Layout
- SCP-200226-0700-001 Surface Finishes Layout 1 of 2
- SCP-200226-0700-002-A Surface Finishes Layout 2 of 2
- SCP-200226-1100-001 Kerbing Layout 1 of 2
- SCP-200226-1100-001-A Kerbing Layout 2 of 2
- SCP-200226-1200-001-A Signing and Lining Layout 1 of 2
- SCP-200226-1200-002 Signing and Lining Layout 2 of 2
- SCP-200226-1200-003 Existing TRO 1 of 2
- SCP-200226-1200-004 Proposed TRO 1 of 2
- SCP-200226-1200-005 Existing TRO 2 of 2
- SCP-200226-1200-006 Proposed TRO 2 of 2
- SCP-200226-4000-001 Standard Details Sheet
- Copy of 63533 Walmersley Old Road Highway Conditions Schedule (002)

Walmersley Road Signal Junction Improvements

- Dev Sig 2-23 GH-1-200
- Dev Sig 2-23 GH-1-500
- Dev Sig 2-23 GH-1-1000
- H7973-SCP-XX-XX-DR-TR-304001-C03-S278 General Agreement
- H7973-SCP-XX-XX-DR-TR-304002-C01-S278 Vehicle Tracking
- H7973-SCP-XX-XX-DR-TR-304003-C01-S278 Ducting Arrangement

- H7973-SCP-XX-XX-DR-TR-304004-C01-S278 Levels Check
- H7973-SCP-XX-XX-DR-TR-304005-C02-S278 Site Clearance
- H7973-SCP-XX-XX-DR-TR-304006-C01-S278 Drainage Layout
- H7973-SCP-XX-XX-DR-TR-304007-C02-S278 Surface Finishes Layout
- H7973-SCP-XX-XX-DR-TR-304008-C02-S278 Kerbing Layout
- H7973-SCP-XX-XX-DR-TR-304009-C02-S278 Signing and Lining Layout
- H7973-SCP-XX-XX-DR-TR-304010-C02-S278 Standard Details Sheet 1 of 3
- H7973-SCP-XX-XX-DR-TR-304011-C02-S278 Standard Details Sheet 2 of 3
- H7973-SCP-XX-XX-DR-TR-304012-C01-S278 Standard Details Sheet 3 of 3
- H7973-XX-XX-DR-LE-362100-C01-S278 Street lighting Calculations
- H7973-XX-XX-DR-LE-362100-C02-S278 Streetlighting Layout
- Pole Setting Out Schedule GH
- TfGM Traffic Signal Installation Guide V2.0

Condition 29 (Pigs Lee Brook Details)

Condition 29 states:

"No development in phase 2, other than site clearance, demolition, or works relating to site investigation, remediation or ground works, shall commence unless or until details of the new channel for Pigs Lee Brook has been submitted to and approved in writing by the Local Planning Authority. The details shall include structures and long/cross sections showing compliance with the approved FRA by CEC (ref: 6155/issue5 dated Jan 2020).

The scheme shall be fully implemented and subsequently maintained, in accordance with a scheme for timing and phasing arrangements which shall be agreed in writing with the Local Planning Authority.

Reason. To reduce the risk of flooding on site and elsewhere pursuant to Policy EN5/1 - New Development and Flood Risk of the Bury Unitary Development Plan and Section 14 of the National Planning Policy Framework."

In response to condition 29, the following documents have been submitted:

- Please see 'Condition 29' folder of the WeTransfer Link.

Condition 30 (Pigs Lee Brook Remedial Works)

Condition 30 states:

"No development in phase 2, other than site clearance, demolition, or works relating to site investigation, remediation or ground works, shall commence unless or until a scheme of remedial works associated with the retained downstream section of Pigs Lee Brook culvert has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall identify remedial works and the phasing of repairs to occur before any ground raising or development above the culvert.

The scheme shall be fully implemented and subsequently maintained, in accordance with a scheme for timing and phasing arrangements which shall be agreed in writing with the Local Planning Authority.

Reason. To ensure the structural integrity of the existing culverted watercourse that is to be retained within the site thereby reducing the risk of flooding pursuant to Policy EN5/1 - New Development and Flood Risk of the Bury Unitary Development Plan and Section 14 of the National Planning Policy Framework."

In response to condition 30, the following documents have been submitted:

- Please see 'Condition 30' folder of the WeTransfer Link.

Condition 31 (Pigs Lee Brook Ecological Network Management)

Condition 31 states:

"No development in phase 2, other than site clearance, demolition, or works relating to site investigation, remediation or ground works, shall commence unless or until a scheme for the provision and management of a high quality ecological network along Pigs Lee Brook has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved scheme.

The Pigs Lee Brook corridor shall be free from built development including access roads, lighting, domestic gardens and formal landscaping.

The scheme shall include

- *detailed plans, including updated long and cross-sections, based on existing and proposed site development levels, and FRA recommendations for residential scheme, showing the extent undeveloped riparian buffer zone*
- *details of new diverted Pigs Lee Brook channel informed by fluvial and geomorphological assessment.*
- *details of proposed land remodelling proposed adjoining new riparian corridor.*
- *details of proposed revetment options proposed along the new riparian corridor.*
- *details of proposed soft landscaping scheme including planting schedule; predominantly based of native species, including groundflora and aquatics.*
- *details demonstrating how new river corridor will be sensitively managed over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan*
- *details of any proposed new flow control structures, surface water outfalls, footpaths, fencing, lighting, etc.*

The scheme shall be fully implemented and subsequently maintained, in accordance with a scheme for timing and phasing arrangements which shall be agreed in writing with the Local Planning Authority.

Reason. The above approach is supported by paragraphs 170 and 175 of the National Planning Policy Framework (NPPF) which recognise that the planning system should conserve and enhance the environment by minimising impacts on and providing net gains for biodiversity. If significant harm resulting from a development cannot be avoided, adequately mitigated, or as a last resort compensated for, planning permission should be refused."

In response to condition 31, the following documents have been submitted:

- Please see 'Condition 31' folder of the WeTransfer Link.

Condition 32 (Pigs Lee Brook Working Method Statement)

Condition 32 states:

"No development in phase 2 shall take place until a working method statement to cover all Pigs Lee Brook de-culverting and diversion works shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved scheme. The submitted method statement should include cover the following:

- *timing of works*
- *methods used for all channel, bankside water margin works*
- *machinery (location and storage of plant, materials and fuel, access routes, access to banks etc)*
- *protection of areas of ecological sensitivity and importance*
- *site supervision*

The working method statement shall be fully implemented, in accordance with a scheme for timing and phasing arrangements which shall be agreed in writing with the Local Planning Authority.

Reason. The construction phase of any proposed development affecting the bank or channel of a watercourse poses significant risks of:

- *damage to water dependent species and habitats. At this site a known risk is that construction may damage downstream fishery.*
- *diffuse pollution of the water environment arising from ground works.*

pursuant to Policy EN5/1 - New Development and Flood Risk of the Bury Unitary Development Plan and Section 14 of the National Planning Policy Framework.

In response to condition 32, the following documents have been submitted:

- Please see 'Condition 32' folder of the WeTransfer Link.

All the submission material to support the application has been submitted via the Planning Portal (Ref. PP-14520412). The application fee of £298 (plus £85 Planning Portal Service Fee) has been paid via BACS payment.

Summary

I trust that this is satisfactory for determination purposes and can enable a swift validation. If there is anything else you require, please do not hesitate to contact me.

Yours sincerely,

James Borley
Senior Planner



For and on behalf of Avison Young (UK) Limited