

DELEGATED REPORT

Report by Helen Pressley	Date of report: 04/12/2025	Ref: 72453/CONDIS
Registration: 10/10/2025	LDfC:	Expiry Date: 05/12/2025
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 condition 5 (remediation strategy plots 1-3 and 5-11) and condition 8 (drainage management) on planning permission 71577

Location: Land off Parkinson Street, Bury, BL9 6NY

Description

Planning permission has been granted for the demolition of existing buildings and for the erection of 81no. dwellings. The proposal seeks permission for the construction of a mixture of 3 and 4 bed dwellings of two storeys in height. The proposed dwellings would be constructed from red brick, with blue brick detailing and marley modern grey roof tiles. The proposal seeks access from Parkinson Street.

Adjacent to the proposed access it is also proposed to construct a 42no. space car park with access to the recreation land to the north of the site.

Application to discharge condition 5 (remediation strategy plots 1-3 and 5-11) and condition 8 (drainage management) on planning permission 71577

Relevant Planning History

69079 - Demolition of existing buildings and erection of 84no. dwellings with associated parking and landscaping; formation of a car park in association with the existing recreation field - Approve with Conditions 11/10/2023

70715 - Variation of conditions 3 & 10 following approval of planning permission 69079 : Plot 20 has been handed; Plots 56-57 have been handed; Parking provisions for plots 62 - 67 have been amended; Footpath in front of plots 47-51 has been removed and additional hard standing added for refuse (Condition 3); no trees have been removed but tree locations have been updated and additional hedging added (Condition 10) - Approve with Conditions 01/11/2025

71577 - Variation of conditions 3 & 10 of planning permission 69079: Reconfiguration of the layout of the dwellings proposed between plots 44 and 51 including the removal of 3no. dwellings - Approve with Conditions 07/07/2025

Publicity

N/A

Statutory/Non-Statutory Consultations

Environmental Health - Contaminated Land Sufficient information has been provided to recommend that the condition be discharged for plots 1 - 3 and 5-11 only.

Drainage Section Following our review of the submitted Drainage Maintenance Plan, we are pleased to confirm that Condition 8 is now discharged.

United Utilities (Water and waste) No response

Pre-start Conditions - Not relevant

Development Plan and Policies

Issues and Analysis

Condition 5

Following the provisions of Condition 4 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.

Condition 4 (pre-commencement: site characterisation and remediation strategy) has been previously recommended for discharge. The current discharge application is for plots 1 - 3 and 5-11 only. It is expected that further verification will be provided as the site is built out.

The following information has been reviewed in relation to condition 5:

- Gas Verification Inspection Sheets, Betts Geo Environmental dated 31/01/2025 (Plots 1-2 and 3-4), 02/04/2025 (Plot 5), 10/04/2025 (Plots 6-7 and 8-9) and 18/06/2025 (Plots 10-12).
- Seedfield - Plots 1-3 & 5-11, Betts Geo Environmental letter dated 22nd September 2025, reference 24LPL098/SV/GC/04.

Gas Verification Sheets were submitted for plots 1-12. Clear photographs were provided. Chemical analysis of topsoil and subsoil stockpile samples alongside plot by plot photographs were provided for plots 1-3 and 5-11. In both cases the photographs could have benefited from a site identification board detailing date, site name and plot location for clarity. It's also best to avoid photographs with (identifiable) site workers in the foreground.

The submitted information sufficiently verifies the remedial actions at Plots 1-3 and 5-11 for cover and gas. As such this condition can be part discharged for these plots.

Condition 8

Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:

- a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
- b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.

The development shall subsequently be completed, maintained and managed in accordance with the approved plan.

Reason. To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development pursuant to Development Plan Policies JP-S4 - Flood Risk, EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

The following information has been reviewed in relation to condition 8:

- 211104-EDGE-XX-XX-RP-C-0002_DRAINAGE MAINTENANCE PLAN[P01]

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This document has been reviewed by the Council's drainage section of have confirmed that the condition can be discharged.

Recommendation: Split Decision

Conditions and Reasons:

- 1 The following condition of application 71577 is part discharged:
Condition 5 -Prior to first use: Remediation Verification. Sufficient information has been provided to recommend that the condition be discharged for plots 1 - 3 and 5-11 only.

The following conditions of application 71577 are approved:
Condition 8 - Drainage Management

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	4/12/2025		