

DELEGATED REPORT

Report by Helen Pressley	Date of report: 01/12/2025	Ref: 72464/CONDIS
Registration: 03/11/2025	LDfC: 25/11/2025	Expiry Date: 29/12/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: NREQ

Proposal: Application to discharge condition 3 (Habitat Management and Monitoring Plan (the HMMP) and the Statutory Biodiversity Gain Plan on planning permission 72149

Location: Meadow View, Watling Street, Tottington, Bury, BL8 3QR

Description

Planning permission has been granted under reference 72149 for the demolition and replacement of an existing agricultural building and storage container that are located to the east of the existing riding arena. Permission was also granted to replace the existing building and container with a new agricultural building that would measure approximately 6800mm wide, 16050 mm long and reach an overall height of approximately 3925 mm. Access would be gained from within the curtilage of Meadow View, to the rear/north of the existing riding arena.

Application to discharge condition 3 (Habitat Management and Monitoring Plan (the HMMP) and the Statutory Biodiversity Gain Plan on planning permission 72149.

Relevant Planning History

54941 - Manege (riding arena) - Approve with Conditions 17/04/2012

58950 -Erection of 2 no. dwellings; Erection of replacement stables - Approve with Conditions 12/10/2015

63096 - Variation of condition no. 2 (approved plans) following grant of planning permission 58950 for external alterations to previously approved 2 no. dwellings - Approve with Conditions 1/10/2018

65234 - Replacement stables (revised submission) - Approved with Conditions 27/05/2020

72149 - Demolition and replacement of existing agricultural building - Approve with Conditions 26/09/2025

Publicity

N/A

**Statutory/Non-Statutory Consultations
Greater Manchester Ecology Unit**

Pre-start Conditions - Not relevant

Development Plan and Policies

EN1/2 Townscape and Built Design
EN6/3 Features of Ecological Value

RT3/3	Access to the Countryside
OL1/2	New Buildings in the Green Belt
OL4/5	Agricultural Development
OL7/2	West Pennine Moors
JP-P1	Sustainable Places
JP-G1	Landscape Character
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-G9	The Green Belt
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-S2	Carbon and Energy
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
NPPF	National Planning Policy Framework

Issues and Analysis

Condition 3 and Statutory Biodiversity Net Gain Condition

Condition 3 states:

The development shall not commence unless and until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the statutory Biodiversity Gain Plan and including:

- 1. a non-technical summary;*
- 2. the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
- 3. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;*
- 4. the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
- 5. the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority.*

has been submitted to, and approved in writing by, the Local Planning Authority.

Reason. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Places for Everyone Joint Development Plan Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.

In addition:

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition “(the biodiversity gain condition)” that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The Statutory Biodiversity Gain Condition consists of three parts for this application, the biodiversity gain plan, final version of the statutory metric and Habitat Management and Monitoring Plan (HMMP)

HMMP - An HMMP has been provided using the defra template, and confirmed by GMEU to be more than adequate. This part of the condition can be discharged. Condition 3 can also be discharged.

Statutory Metric - this has been submitted, and the start page completed by the Local Planning Authority (LPA).

Biodiversity Gain Plan - A gain plan has been submitted. The following changes were requested by GMEU:

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- Section 1.2 should have the original planning application number not the condition discharge number. *This has been amended.*
- Section 1.3 should have the submission date of the original planning application ie 11th July 2025. *This has been amended.*
- Sections 2.2 to 2.4 are not completed neither are 2.7 or 2.8 - *signed copies have been sent to the LPA with this information completed.*

GMEU stated that in conclusion subject to completion of the start page of the statutory metric and minor amendments and completion of the gain plan, the statutory condition can be discharged.

These amendments have been made and as such the Condition 3 and the Statutory Biodiversity Gain Condition can be recommended for discharge.

Recommendation: Approve

Conditions and Reasons:

- 1 The following conditions of application 72149 are approved:
Condition 3 - Habitat Management and Monitoring Plan
Statutory Biodiversity Gain Plan

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP 01/12/2025			