

DELEGATED REPORT

Report by Claire Booth	Date of report: 12/08/2026	Ref: 73511/CONDIS
Registration: 05/08/2026	LDfC: 26/08/2026	Expiry Date: 30/09/2026
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 4 (Drainage/SUDS) on planning permission 73158

Location: Gorsefield County Primary School, Robertson Street, Radcliffe, Manchester, M26 0DW

Description

Application to discharge condition 4 (Drainage/SUDS) on planning permission 73158 which granted a single storey rear extension to the nursery building at Gorsefield Primary School.

The condition seeking to be discharged was as follows:

Prior to any above-ground works details of a sustainable surface water drainage scheme and a foul water drainage scheme shall be submitted to and approved in writing by the Local Planning Authority. The drainage schemes must include:

- (i) An investigation of the hierarchy of drainage options in the National Standards for Sustainable Drainage Systems (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations);
- (iii) Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
- (iv) Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
- (v) Foul and surface water shall drain on separate systems.

The approved schemes shall be in accordance with the National Standards for Sustainable Drainage Systems (2025) or any subsequent replacement national standards. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason. To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution to accord with Policy JP-S4: Flood Risk and the Water Environment of the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

DELEGATED REPORT

Submitted Documents

Marston & Grundy LLP Drainage and SuDs Strategy Rev, 91m dated 27th July 2026;
Drawing no. CA 03 Revision no. D: Proposed Layout Plan
Drawing no. CA 07 Revision no. C: Proposed Roof Plan
Drawing no. CA 12 Revision no. C: Existing Site Plan

Relevant Planning History

73158 - Single storey nursery extension - Approve with Conditions 21/07/2026

59915 - Single storey classroom extension and replacement of existing conservatory with single storey extension; Formation of new main entrance with covered canopy - Approve with Conditions 13/05/2016

48375 - SINGLE STOREY EXTENSION TO INFANTS BUILDING ON NORTH EAST ELEVATION - Approve with Conditions 12/10/2007

47215 - SINGLE STOREY CLASSROOM EXTENSION - Approve with Conditions 12/01/2007

44415 - SINGLE STOREY EXTENSION & CREATION OF NEW CLASSROOM - Approve with Conditions 03/06/2005

Publicity

Not applicable.

Statutory/Non-Statutory Consultations

Borough Engineer - Drainage Section - No objections, the condition can be discharged.

United Utilities (Water and waste) - No objections, the condition can be discharged.

Pre-start Conditions - Not relevant

Development Plan and Policies

JP-S4	Flood Risk and the Water Environment
EN7/3	Water Pollution
EN7/4	Groundwater Protection
EN7/5	Waste Water Management

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.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant

protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

United Utilities and the Council's Drainage section have both reviewed the submitted documents and have concluded that the submitted revised drainage drawings and Drainage & SuDS Strategy provide sufficient information to demonstrate that the proposed surface water drainage scheme is acceptable for this development. The proposal utilises the existing separate drainage system with a new attenuation feature shown on Drawing CA-03 Rev D and described within the Drainage & SuDS Strategy, no changes to the foul drainage are proposed and appropriate maintenance arrangements have been provided.

Condition 4 (Drainage/SuDS) pursuant to application 73158 is therefore discharged, in accordance with the submitted details.

Recommendation: Approve

Conditions and Reasons:

The following planning condition pursuant to application 73158 listed below is approved:

Condition 4 (Drainage/SUDS)

Submitted and Approved Documents

Marston & Grundy LLP Drainage and SuDs Strategy Rev, 91m dated 27th July 2026;

DELEGATED REPORT

Drawing no. CA 03 Revision no. D: Proposed Layout Plan

Drawing no. CA 07 Revision no. C: Proposed Roof Plan

Drawing no. CA 12 Revision no. C: Existing Site Plan

Providing that the development is carried out in accordance with these details, the requirements of the condition will be complied with.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CB	12/08/2026	DM	13/08/2026