

NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990 Town and Country Planning (Development Management Procedure) (England) Order 2015

To:

Mrs Katarzyna McMaster
Enabl
16 Old Market Place
Altrincham
WA14 4DF

On Behalf Of:

Westchurch Homes Ltd
Kennedy House
31 Stamford Street
Altrincham
WA14 1ES

PART 1 - Particulars of Application**Application Number:** 71426**Date of Registration:** 06/01/2025**Proposal:**

Demolition of buildings and erection of 77 no.
affordable dwellings and associated access
off Wild Street, landscaping and parking.

Location:

Land adjacent to Bealey Industrial Estate,
Dumers Lane, Radcliffe, Manchester, M26
2BD

PART 2 - Particulars of Decision

Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been **GRANTED** for the carrying out of the development referred to in Part 1 hereof in accordance with the application and plans submitted subject to the following conditions:-

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings numbered:
SL01 Proposed Site Layout Rev O, SL01 Proposed Site Layout with Topo Overlay Rev O, WMP01 Rev J, TP01 Rev A, PV01 Rev C, ML01 Rev K, HL01 Rev J, EVCP01 Rev E, BT01 Rev J, ESP Rev A, XS01 Rev C, XS02 Rev A, SS01, SS03, SS04, TCS01, B-12.1-03, ENG012 Rev B, 935-ALN-113 01, 1292-ALN-114 01, BUR-M-113 01, BURALT-113 01, 946-CHE-116 01, 973-GAI-121 01, 964-GAI-A-111 01, 769-KNA-120 01, 1023-PEO-146 01, 1112-RIP-113 01, 1113-WOL-110 01, 1121-WOL-113 01, WH062/T00b, SHD1843-SHD-HLG-BEAL-DR-EO-Lighting Layout-R1, B054854 TTE 00 XX TR O 004 P02, B054854 TTE 00 XX DR O 004 P04, B054854 TTE 00 XX DR O 009 P01, B054854 TTE 00 XX TR O 003-01 P02, B054854 TTE 00 XX TR O 003-02 P02, SHF893002-ENZ-XX-XX-DR-L-0001 PL03, SHF893002-ENZ-XX-XX-DR-L-0002 PL03, SHF893002-ENZ-XX-XX-DR-L-0003 PL03, SHF893002-ENZ-XX-XX-DR-L-0004 PL03, SHF893002-ENZ-XX-XX-DR-L-0005 PL03, SHF893002-ENZ-XX-XX-DR-L-45002 PL03, SHF893002-ENZ-XX-XX-DR-L-45003 PL03, SHF893002-ENZ-XX-XX-DR-L-45004 PL03, SHF893002-ENZ-XX-XX-DR-L-45005 PL03, SHF893002-ENZ-XX-XX-DR-L-45006

Documents:

Arboricultural Survey 893.002.ENZ.XX.00.RP.AR.45.101
Arboricultural Impact Assessment 893.002.ENZ.XX.00.RP.AR.45.102
Affordable Housing Statement received 17th November 2025
Travel Plan Framework 784 – B054854 Revision 01
Planning Statement dated 29/10/2025
Draft Biodiversity Gain Plan dated 28/10/2025
Onsite Soft Landscaping Schedule HF893002-ENZ-XX-XX-SH-L-45-002
Off site soft landscaping schedule SHF893002-ENZ-XX-XX-SH-L-45-001
Assessment of Biodiversity Net Gain 2024-200b October 2025 Version 3
Statutory Biodiversity Metric received 29th October 2025
Ecological Survey and Assessment 2024-200 October 2025 Version 2
Air Quality Addendum R3407AQ Addendum-v2 02.10.25
Energy Statement Rev C October 2025
Noise Impact Assessment Version 5 13.10.25
Addendum to Noise Impact Assessment received 28th August 2025
Response to Environment Agency SO/2025/124668/02-L01
Transport Assessment 784-B054854 Revision 1 October 2025
Highways Technical Note 784-B054854 05.09.2024
Lighting Schedule SHD1843-SHD-HLG-BEAL-SH-EO-Lighting Schedule-R1
Outdoor Lighting Report dated 26th August 2025
Lighting Design Risk Assessment SHD1843-SHD-HLG-BEAL-RA-EO-Lighting
Design Risk Assessment-R1
Air Source Heat Pump Specification received 28th August 2025
Crime Impact Assessment V1.1 August 2025
Viability Assessment Report May 2025
Non-technical Summary for Viability Assessment Report May 2025
Response to Environment Agency comments 24344
Health Impact Assessment received 8th January 2025
Statement of Community Involvement December 2024
Design and Access Statement received 6th December 2025
Broadband Connectivity Assessment received 6th December 2024
Flood Risk Assessment and Drainage Strategy
Site Investigation Report 8353si
Habitat Designations received 6th December 2024

and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.

- 3 Notwithstanding the plans approved, when it comes to matters of site layout drawings SL01 Proposed Site Layout Rev O and SL01 Proposed Site Layout with Topo Overlay Rev O shall be utilised.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.
- 4 Notwithstanding the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, as subsequently amended, no development shall be carried out within the terms of Classes A to G of Part 1 of Schedule 2 of the Order, without the submission and approval of a relevant planning application for

Plots 48 and 49.

Reason. To ensure that future inappropriate alterations or extensions do not occur pursuant to policies of the Unitary Development Plan listed.

- 5 The dwellings hereby approved shall be built in accordance with the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations.
Reason. To secure the satisfactory development of the site pursuant to Places for Everyone Joint Development Plan Policy JP-H3: Type, Size and Design of New Housing.
- 6 Details/Samples of the materials/bricks to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any above ground works. Only the approved materials/bricks shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design
- 7 No development shall commence unless and until a Construction and Environmental Management Plan (CEMP) has been submitted to and approved by the Local Planning Authority. The plan shall delineate the construction zone and set out measures to be taken to minimise the possibility of pollution to the adjacent Swan Lodge Site of Biological Importance. The approved plan only shall be implemented prior to the commencement of any works and maintained for the duration of the build out of the development.
Reason. Information not submitted at application stage. To ensure a safe and satisfactory development of the site in relation to the protection of Swan Lodge Site of Biological Importance from any pollutants and construction disturbance which may cause risk, pursuant to Bury Unitary Development Plan Policies EN6/2 - Sites of Nature Conservation Interest (LNR's and Grade B and C SBI's), EN6/3 - Features of Ecological Value, EN6/4 - Wildlife Links and Corridors, Places for Everyone Joint Development Plan Policies JP-G2: Green Infrastructure Network and JP-G8: A Net Enhancement of Biodiversity and Geodiversity and Chapter 15 - Conserving and enhancing the natural environment of the National Planning Policy Framework.
- 8 Prior to any earthworks or vegetation clearance, an updated protected species survey shall be provided to and agreed in writing by the Local Planning Authority. Thereafter, the development shall be implemented in full accordance with the approved details and measures.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to Bury Unitary Development Plan Policies EN6/2 - Sites of Nature Conservation Interest (LNR's and Grade B and C SBI's), EN6/3 - Features of Ecological Value, EN6/4 - Wildlife Links and Corridors, Places for Everyone Joint Development Plan Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity and Chapter 15 - Conserving and enhancing the natural environment of the National Planning Policy Framework.
- 9 No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a precautionary working method statement for nesting birds by a suitably experienced ecologist has been supplied to and agreed in writing by the Local Planning Authority. Thereafter, the development shall be implemented in full accordance with the approved details and measures.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to Bury Unitary Development Plan Policies EN6/2 - Sites of Nature Conservation Interest (LNR's and Grade B and C SBI's), EN6/3 - Features of Ecological Value,

EN6/4 - Wildlife Links and Corridors, Places for Everyone Joint Development Plan Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity and Chapter 15 - Conserving and enhancing the natural environment of the National Planning Policy Framework.

- 10 Prior to any earthworks or site clearance a precautionary working measures method statement of common toad, hedgehog, badger, otter and other mammals, will be provided to and agreed in writing by the Local Planning Authority. Thereafter, the development shall be implemented in full accordance with the approved details and measures.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to Bury Unitary Development Plan Policies EN6/2 - Sites of Nature Conservation Interest (LNR's and Grade B and C SBI's), EN6/3 - Features of Ecological Value, EN6/4 - Wildlife Links and Corridors, Places for Everyone Joint Development Plan Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity and Chapter 15 - Conserving and enhancing the natural environment of the National Planning Policy Framework.
- 11 Prior to any earthworks a management strategy for himalayan balsam, japanese knotweed, vaiegated yellow archangel, monbretia and virginia creeper should be supplied to and agreed in writing to the Local Planning Authority. The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the Local Planning Authority.
Reason. To ensure the removal/check the spread of species that are listed as invasive non-native species under the Wildlife and Countryside Act 1981 and in order to safeguard the biodiversity of the site and its surroundings, pursuant to Policies JP-P1: Sustainable Places and JP-G8: A Net Enhancement of Biodiversity and Geodiversity of the Places for Everyone Joint Development Plan Document and the National Planning Policy Framework.
- 12 A bird and bat nesting and mitigation strategy shall be submitted to, and approved by the Local Planning Authority prior to the commencement of the development. The contents of the plan should target house sparrow and starlings and include the provision of House Sparrow terraces, swift bricks and bat boxes. Thereafter, the development shall be implemented in full accordance with the approved details and measures.
Reason. To secure the satisfactory development of the site and ensure enhancements and net gains for biodiversity pursuant to Places for Everyone Joint Development Framework Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity, Bury Unitary Development Plan Policy EN6/3 - Features of Ecological Value and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 13 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP) for on site Biodiversity Net Gain, 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.

- 14 The development hereby approved shall not be occupied unless and until:
1. the habitat creation and enhancement works set out in the approved HMMP have been completed; and
 2. a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority
- The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.
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.
- 15 Prior to the commencement of 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:
1. An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water in accordance with BRE365;
 2. 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);
 3. Levels of the proposed drainage systems including proposed ground and finished floor levels in AOD;
 4. Incorporate mitigation measures to manage the risk of sewer surcharge where applicable; and
 5. Foul and surface water shall drain on separate systems.

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. The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. To promote sustainable development and reduce flood risk pursuant to Unitary Development Plan Policies EN7/3 - Water Pollution, EN7/5 - Waste Water Management Places for Everyone Joint Development Framework Policy JP-S4 - Flood Risk and the Water Environment and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

- 16 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:
1. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 2. 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 Unitary Development Plan Policies EN7/3 - Water Pollution, EN7/5 - Waste Water Management Places for Everyone Joint Development Framework Policy JP-S4 - Flood Risk and the Water Environment and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

- 17 No development hereby permitted (except demolition and site clearance) within any approved phase shall take place until the works relating to land contamination detailed below are fully completed:
With consideration to human health, controlled waters and the wider environment, the following documents shall be completed to characterise potential risk to sensitive receptors and submitted to the Local Planning Authority for approval:

- I. Preliminary Risk Assessment (PRA). Submission of this document is the minimum requirement.
- II. Generic Quantitative Risk Assessment (GQRA). Submission of this document only if PRA requires it.
- III. Detailed Quantitative Risk Assessment (DQRA). Submission of this document if GQRA requires it.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 18 No development hereby permitted (except demolition and site clearance) within any approved phase shall take place until the works relating to land contamination detailed below are fully completed:
In accordance with the findings of site characterisation and risk assessment as previously approved, documents from the following shall be submitted to the Local Planning Authority for approval:

- I. Remedial Options Appraisal.
- II. Remediation Strategy.
- III. Verification Plan.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 19 The development hereby permitted within any approved phase shall not be occupied/brought into use until the works relating to land contamination detailed below are fully completed:
Where remediation is required, it shall be carried out in full accordance with the approved Remediation Strategy.
A Verification Report must be submitted to the Local Planning Authority for approval upon completion of remediation works. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 20 The development hereby approved within any approved phase shall not be brought into use until written confirmation is provided to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the Local Planning Authority for approval:

- I. Risk Assessment (GQRA or DQRA);
- II. Remediation Strategy & Verification Plan;

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 21 Any soil or soil forming materials to be brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use.

Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to the Local Planning Authority for approval prior to any soil or soil forming materials being brought onto site.

The approved contamination testing shall then be carried out and validity evidence (soil descriptions, laboratory certificates, photographs etc.) submitted to Local Planning Authority for approval prior to the development being brought into use.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 22 Prior to occupation the applicant shall provide:

- 1 no. electric vehicle (EV) charging point (minimum 7kW*) per dwelling
- Cable routes to be provided for all parking spaces which do not have access to an electric vehicle charging point.

Certification and photographic evidence of the installation of the agreed electric vehicle charge points shall be submitted to Local Planning Authority for approval prior to the development being brought into use. The infrastructure shall be maintained and operational in perpetuity.

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

Reason. To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable and to safeguard residential amenity, public health and quality of life with respect to Local Air Quality, in accordance with paragraphs 112e, 117e, 187e and 199 of the National Planning Policy Framework (December 2024)

and Places for Everyone Policy JP-S5 (Clean Air).

- 23 No development shall commence unless and until a scheme to minimise dust emissions has been submitted to the Local Planning Authority for approval. The scheme shall include details of all dust control measures and the methods to monitor emissions of dust arising from the development. The development shall be implemented in accordance with the approved scheme with the approved dust control measures being retained and maintained in a fully functional condition for the duration of the development hereby approved.
Reason. To reduce the impacts of dust disturbance from the site on the local air quality and the environment in accordance with paragraph 187e of the National Planning Policy Framework (December 2024) and Places for Everyone Policy JP-S5 (Clean Air).

- 24 The development shall be carried out in accordance with the submitted flood risk assessment (Response to Environment Agency/ 27th October 2025) and the following mitigation measures it details:

- Finished floor levels shall be set no lower than 68.50 metres above Ordnance Datum (AOD)

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason. To reduce the risk of flooding to the proposed development and future occupants pursuant to Unitary Development Plan Policies EN7/3 - Water Pollution, EN7/5 - Waste Water Management Places for Everyone Joint Development Framework Policy JP-S4 - Flood Risk and the Water Environment and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

- 25 No drainage systems for the infiltration of surface water to the ground are permitted where adverse concentrations of contamination and known or suspected to be present other than with the written consent of the local planning authority. Any proposals for such systems must be supported by an assessment of the risks to controlled waters. The development shall be carried out in accordance with the approved details.

Reason. To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 187 of the National Planning Policy Framework.

- 26 Piling or any other foundation designs using penetrative methods shall not be permitted other than with the express written consent of the local planning authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to groundwater. The development shall be carried out in accordance with the approved details.

Reason. To ensure that the proposed piling, does not harm groundwater resources in line with paragraph 187 of the National Planning Policy Framework and Position Statement J of the 'The Environment Agency's approach to groundwater protection'.

- 27 The noise mitigation scheme as set out within chapter 5 of the approved Noise Impact Assessment Version 5 dated 13th October 2025 shall be implemented in full prior to occupation of the dwellings hereby approved and thereafter maintained at all times.

Reason. To protect the amenity of the occupants of the premises once the development hereby approved is occupied pursuant to Bury Unitary Development

- 28 Notwithstanding the details indicated on the approved plans, no development other than demolition and remediation works shall commence unless and until full details of the following have been submitted to a scope and industrial specification to be agreed on a topographical based survey of the site and adjacent adopted highways to the Local Planning Authority:
1. Formation of the alterations to Wild Street including part of the proposed estate road (limits to be agreed) to adoption standards, incorporating the reconstruction of Wild Street to provide a 7.3m wide carriageway clear of the proposed replacement 2.0m wide parking bays, southerly footway to a width to be agreed adjacent to No.'s 1 - 5 Wild Street/No. 63 Dumers Lane, tie in arrangements at the interface with the adopted highway at Dumers Lane junction, provision of visibility splays appropriate for a design speed of 30mph with no obstructions within the splays above a height of 0.6m (other than vehicles to be parked in locations clear of the required Traffic Regulation Order review), demarcation of the limits of the adopted highway, tactile paved crossing points, give-way markings and alterations to existing/provision of a new scheme of road markings/hatching on Wild Street/Dumers Lane, all boundary treatment to Plots 1 - 6 with foundations that do not encroach under the widened limits of the adopted highway, extent of the proposed and all associated highway and highway drainage remedial works;
 2. In the event that the Wild Street site access/proposed estate roads are not to be considered for adoption by the Council, measures to prevent the discharge of surface water onto the adopted highway;
 3. Reconstruction of the Dumers Lane footway abutting the site widened to a minimum of 2.0m in width and all associated measures to tie into existing adoption limits at the northerly boundary to Plot 6;
 4. Alterations to the pedestrian refuge/bus layby on Dumers Lane to a scope and specification to be agreed with TfGM and all associated highway and highway drainage remedial works;
 5. In the event that any retaining structures are required that abut/are sited in close proximity to the adopted highway, an 'Approval In Principle' for the proposed structure, incorporating full structural, construction and drainage details, calculations, pedestrian protection measures and a detailed construction method statement;
 6. Provision of a street lighting assessment and scheme of improvements to a scope, specification and colour temperature to be agreed for the Wild Street/Dumers Lane junction, Wild Street and the proposed residential estate roads;
 7. A scheme of 20mph traffic calming measures to a scope and specification to be agreed on Wild Street between its junctions with Dumers Lane and 'Access A' and on the proposed residential estate roads, incorporating details of proposed materials. formation of speed tables at all appropriate junctions and/or other vertical deflection and speed reducing measures to be agreed, road markings and signage as required;
 8. Review of existing Traffic Regulation Orders and need for the introduction of any waiting/loading restrictions to scope to be agreed at the Wild Street/Dumers Lane junction, on Wild Street and at the junction of the site access with Wild Street, including, if required, all necessary road markings and signage.

The details subsequently approved shall be implemented to an agreed programme, completed prior to substantial completion of the proposed residential development.
Reason. To secure the satisfactory development of the site in terms of highway

safety, ensure good highway design, ensure the intervisibility of the users of the site and the adjacent highways and maintain the integrity of the adopted highway, all in the interests of highway safety pursuant to Bury Unitary Development Plan Policies H1/2 - Further Housing Development, EN1/2 - Townscape and Built Design, H2/2 - The Layout of New Residential Development and Places for Everyone Joint Development Framework Policies JP-C1: Our Integrated Network, JP-C5 Streets for All, JP-C6: Walking and Cycling and JP-C8: Transport Requirements for New Developments.

- 29 In the event that it is intended for the proposed residential estate roads accessed from Wild Street to be considered for adoption by the Council, notwithstanding the details indicated on the approved plans, no development other than demolition and remediation works 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 to the Local Planning Authority:
1. Formation of the proposed estate roads (including all necessary land filling operations and method of compaction), incorporating minimum 5.5m carriageway and 2.0m footway widths;
 2. Provision of long sections and cross sections at positions to be agreed through the proposed estate roads and turning heads (including the 'pinch point' adjacent to Plots 6/7) to ensure that adoptable gradients will not exceed 1 in 14 for the purposes of adoption and incorporating a maximum 1 in 20 plateau at each junction within the development and at the interface with the adopted highway;
 3. Revised parking arrangements for Plot 1 to address deficiencies with the driveway arrangements in terms of its the position relative to the junction with Wild Street, visibility at the back edge of the footway and ability to adequately accommodate a parked vehicle and access to it;
 4. Demarcation of the limits of adoption at all relevant locations;
 5. Revised lay-by arrangements opposite Plots 1 - 6 and 7/8, incorporating 6.0m minimum parallel spaces and adoptable entry/exit kerb radii for road sweeping purposes;
 6. Provision of visibility splays and forward visibility envelopes appropriate for a design speed of 20mph at all internal junctions and bends in accordance with the standards in Manual for Streets with no obstructions above the height of 0.6m within them;
 7. Provision of adequate levels of visibility at the back edge of the footway at all relevant plots sited close to the back of the footway, in accordance with the standards to be agreed with the Highway Authority, shown indicatively in Manual for Streets, with no obstructions above the height of 0.6m within them;
 8. Swept path analysis of the proposed estate roads to ensure that an 11.85m long refuse collection vehicle can pass a private car at all bends and manoeuvre at all turning heads;
 9. Facilities for the storage of bins on collection day at the interfaces of all shared accesses with the proposed adopted highway if required by Waste Management;
 10. Proposed planting/surfacing details and management/maintenance arrangements for all landscaped areas abutting the proposed adopted highway (including the 'pinch point' adjacent to Plots 6/7);
 11. Proposed foul and surface water drainage scheme including details of and any adverse impact on any existing sewers and culverts across the site.

The details subsequently approved shall be implemented to an agreed programme, completed prior to substantial completion of the proposed residential development.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design, ensure the intervisibility of the users of the site and the adjacent highways and maintain the integrity of the adopted highway, all in

the interests of highway safety pursuant to Bury Unitary Development Plan Policies H1/2 - Further Housing Development, EN1/2 - Townscape and Built Design, H2/2 - The Layout of New Residential Development and Places for Everyone Joint Development Framework Policies JP-C1: Our Integrated Network, JP-C5 Streets for All, JP-C6: Walking and Cycling and JP-C8: Transport Requirements for New Developments.

- 30 In the event that it is not intended for the proposed residential estate roads to be considered for adoption by the Council, no construction of dwellings shall commence until details of the proposed arrangements for future management and maintenance of the proposed estate road within the development have been submitted to and approved by the local planning authority. The estate road shall thereafter be maintained in accordance with the approved management and maintenance details until such time as a private management and maintenance company has been established.

Reason. To ensure that the unadopted estate road serving the development is maintained to an acceptable standard in the interest of residential/highway safety, to ensure a satisfactory appearance to the highways infrastructure serving the development, and to safeguard the visual amenities of the locality and users of the highway pursuant to Bury Unitary Development Plan Policies H1/2 - Further Housing Development, EN1/2 - Townscape and Built Design, H2/2 - The Layout of New Residential Development and Places for Everyone Joint Development Framework Policies JP-C1: Our Integrated Network, JP-C5 Streets for All, JP-C6: Walking and Cycling and JP-C8: Transport Requirements for New Developments.

- 31 No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:

1. Photographic dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following construction of the development and as a result of statutory undertakers connections to the site;
2. Access route for all vehicles to the site from the Key Route Network;
3. Access point(s) for construction traffic and all temporary works required to facilitate access for ground works/construction vehicles, including the advance widening of Wild Street/works at the junction with Dumers Lane (unless otherwise agreed with the Local Planning Authority);
4. If proposed, details of site hoarding/gate positions clear of required visibility splays onto Dumers Lane and Wild Street;
5. The provision, where necessary, of temporary pedestrian facilities/protection measures on Wild Street/Dumers Lane and to maintain access for vehicles and pedestrians accessing Bealey Industrial Estate;
6. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access(es) onto Dumers Lane;
7. Confirmation of hours of operation and number of vehicle movements;
8. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres;
9. Parking on site or on land within the applicant's control of operatives' and demolition/construction vehicles, together with storage on site of demolition and construction materials;
10. Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the demolition and construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of the both periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented prior to the development hereby approved being substantially completed. This condition can be satisfied in phases.

Reason. Information not submitted at application stage. To maintain the integrity of the adopted highway, mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and ensure that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies H1/2 - Further Housing Development, EN1/2 - Townscape and Built Design, H2/2 - The Layout of New Residential Development and Places for Everyone Joint Development Framework Policies JP-C1: Our Integrated Network, JP-C5 Streets for All, JP-C6: Walking and Cycling, JP-C8: Transport Requirements for New Developments and JP-P1 Sustainable Places.

- 32 The various turning facilities indicated on the approved plans shall be provided before the areas of the development to which they relate are first occupied and the areas used for the manoeuvring of vehicles shall subsequently be maintained free of obstruction at all times.

Reason. To minimise the standing and turning movements of vehicles on the highway in the interests of road safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development, HT2/4 - Car Parking and New Development, Places for Everyone Joint Development Framework Policies JP-C1: Our Integrated Network, JP-C5 Streets for All, JP-C6: Walking and Cycling and JP-C8: Transport Requirements for New Developments and Supplementary Planning Document 11: Parking Standards In Bury.

- 33 A minimum hardstanding length of 5.5m measured from the highway boundary shall be provided within the curtilage of each relevant dwelling.

Reason. To allow adequate space to maintain a vehicle(s) clear of the highway in the interests of pedestrian safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development, HT2/4 - Car Parking and New Development, Places for Everyone Joint Development Framework Policies JP-C1: Our Integrated Network, JP-C5 Streets for All, JP-C6: Walking and Cycling and JP-C8: Transport Requirements for New Developments and Supplementary Planning Document 11: Parking Standards In Bury.

- 34 Where dwellings are constructed with tandem spaces, a minimum hardstanding sufficient to accommodate two vehicles shall be provided within the curtilage of each relevant dwelling.

Reason. To allow adequate space to maintain a vehicle(s) clear of the highway in the interests of pedestrian safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development, HT2/4 - Car Parking and New Development, Places for Everyone Joint Development Framework Policies JP-C1: Our Integrated Network, JP-C5 Streets for All, JP-C6: Walking and Cycling and JP-C8: Transport Requirements for New Developments and Supplementary Planning Document 11: Parking Standards In Bury.

- 35 The communal car parking indicated on the approved plans shall incorporate minimum dimensions of 2.5m x 5.0m for parking spaces and minimum aisle widths of 6.0m, be surfaced and made available for use prior to the each dwelling/part of the

site to which it relates being occupied and thereafter maintained at all times.

Reason. To ensure adequate off-street car parking provision and arrangements, in the interests of road safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development, HT2/4 - Car Parking and New Development, Places for Everyone Joint Development Framework Policies JP-C1: Our Integrated Network, JP-C5 Streets for All, JP-C6: Walking and Cycling and JP-C8: Transport Requirements for New Developments and Supplementary Planning Document 11: Parking Standards In Bury.

- 36 Bin storage arrangements shall be provided within the curtilage of each dwelling in accordance with Waste Management's 'Guide to Refuse Collection Requirements & Storage Methods for New Developments'.

Reason. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling pursuant to Bury Unitary Development Plan Policies H1/2 - Further Housing Development, EN1/2 - Townscape and Built Design, H2/2 - The Layout of New Residential Development and Places for Everyone Joint Development Framework Policies JP-C1: Our Integrated Network, JP-C5 Streets for All and JP-P1 Sustainable Places.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

The following policies of the Bury Unitary Development Plan, National and Regional Government were considered relevant:

- EN1/2 EN1/2 - Townscape and Built Design
- EN6/2 EN6/2 - Sites of Nature Conservation Interest (LNR's and Grade B and C SBI's)
- EN6/3 EN6/3 - Features of Ecological Value
- EN6/4 EN6/4 - Wildlife Links and Corridors
- EN7/2 EN7/2 - Noise Pollution
- EN7/3 EN7/3 - Water Pollution
- EN7/5 EN7/5 - Waste Water Management
- EN8/2 EN8/2 - Woodland and Tree Planting
- H1/2 H1/2 - Further Housing Development
- H2/1 H2/1 - The Form of New Residential Development
- H2/2 H2/2 - The Layout of New Residential Development
- H3 H3 - Incompatible Uses in Residential Areas
- H3/1 H3/1 - Assessing Non-Conforming Uses
- H3/2 H3/2 - Existing Incompatible Uses
- H4/1 H4/1 - Affordable Housing
- EC2/1 EC2/1 - Employment Generating Areas
- EC1/1 EC1/1 - Land For Business (B1), General Industrial (B2) and Warehousing Uses (B8)
- RT2/2 RT2/2 - Recreation Provision in New Housing Development
- HT2/4 HT2/4 - Car Parking and New Development
- JP-J1 Supporting Long-Term Economic Growth
- JP-J2 Employment Sites and Premises
- JP-J4 Industry and Warehousing Development
- JP-C1 Our Integrated Network

JP-C2 Digital Connectivity
 JP-C3 Our Public Transport
 JP-C5 Streets For All
 JP-C6 Walking and Cycling
 JP-C8 Transport Requirements of New Development
 JP-H3 Type, Size and Design of New Housing
 JP-H4 Density of New Housing
 JP-S2 Carbon and Energy
 JP-S4 Flood Risk and the Water Environment
 JP-S5 Clean Air
 JP-P1 Sustainable Places
 JP-P6 Health
 JP-G2 Green Infrastructure Network
 JP-G7 Trees and Woodland
 JP-G8 A Net Enhancement of Biodiversity and Geodiversity
 JP-G1 Landscape Character
 NPPF National Planning Policy Framework
 SPD2 Development Control Policy Guidance Note 2: Wildlife Links & Corridors
 SPD1 Supplementary Planning Document 1 - Open Space, Sport and Recreation
 Provision in New Housing Development
 SPD5 Development Control Policy Guidance Note 5: Affordable Housing Provision in
 New Residential Developments
 SPD6 Supplementary Planning Document 6 - Alterations and Extensions to Residential
 Properties.
 SPD11 Development Control Policy Guidance Note 11 - Parking Standards in Bury
 SPD14 Development Control Policy Guidance Note 14 - Employment Land and Premises

This decision relates only to the Town and Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.

Applicant Plan Numbers:

Drawings:

SL01 Proposed Site Layout Rev O, SL01 Proposed Site Layout with Topo Overlay Rev O,
 WMP01 Rev J, TP01 Rev A, PV01 Rev C, ML01 Rev K, HL01 Rev J, EVCP01 Rev E,
 BT01 Rev J, ESP Rev A, XS01 Rev C, XS02 Rev A, SS01, SS03, SS04, TCS01, B-12.1-03,
 ENG012 Rev B, 935-ALN-113 01, 1292-ALN-114 01, BUR-M-113 01, BURALT-113 01,
 946-CHE-116 01, 973-GAI-121 01, 964-GAI-A-111 01, 769-KNA-120 01, 1023-PEO-146 01,
 1112-RIP-113 01, 1113-WOL-110 01, 1121-WOL-113 01, WH062/T00b,
 SHD1843-SHD-HLG-BEAL-DR-EO-Lighting Layout-R1, B054854 TTE 00 XX TR O 004 P02,
 B054854 TTE 00 XX DR O 004 P04, B054854 TTE 00 XX DR O 009 P01, B054854 TTE 00
 XX TR O 003-01 P02, B054854 TTE 00 XX TR O 003-02 P02,
 SHF893002-ENZ-XX-XX-DR-L-0001 PL03, SHF893002-ENZ-XX-XX-DR-L-0002 PL03,
 SHF893002-ENZ-XX-XX-DR-L-0003 PL03, SHF893002-ENZ-XX-XX-DR-L-0004 PL03,
 SHF893002-ENZ-XX-XX-DR-L-0005 PL03, SHF893002-ENZ-XX-XX-DR-L-45002 PL03,
 SHF893002-ENZ-XX-XX-DR-L-45003 PL03, SHF893002-ENZ-XX-XX-DR-L-45004 PL03,
 SHF893002-ENZ-XX-XX-DR-L-45005 PL03, SHF893002-ENZ-XX-XX-DR-L-45006 P06,
 893.002-ENZ-XX-XX-DR-Z-0001 P01 Sheet 1 of 2, 893.002-ENZ-XX-XX-DR-Z-0001 Sheet
 2 of 2

Documents:

Arboricultural Survey 893.002.ENZ.XX.00.RP.AR.45.101
 Arboricultural Impact Assessment 893.002.ENZ.XX.00.RP.AR.45.102
 Affordable Housing Statement received 17th November 2025
 Travel Plan Framework 784 – B054854 Revision 01

Planning Statement dated 29/10/2025
 Draft Biodiversity Gain Plan dated 28/10/2025
 Onsite Soft Landscaping Schedule HF893002-ENZ-XX-XX-SH-L-45-002
 Off site soft landscaping schedule SHF893002-ENZ-XX-XX-SH-L-45-001
 Assessment of Biodiversity Net Gain 2024-200b October 2025 Version 3
 Statutory Biodiversity Metric received 29th October 2025
 Ecological Survey and Assessment 2024-200 October 2025 Version 2
 Air Quality Addendum R3407AQ Addendum-v2 02.10.25
 Energy Statement Rev C October 2025
 Noise Impact Assessment Version 5 13.10.25
 Addendum to Noise Impact Assessment received 28th August 2025
 Response to Environment Agency SO/2025/124668/02-L01
 Transport Assessment 784-B054854 Revision 1 October 2025
 Highways Technical Note 784-B054854 05.09.2024
 Lighting Schedule SHD1843-SHD-HLG-BEAL-SH-EO-Lighting Schedule-R1
 Outdoor Lighting Report dated 26th August 2025
 Lighting Design Risk Assessment SHD1843-SHD-HLG-BEAL-RA-EO-Lighting Design Risk Assessment-R1
 Air Source Heat Pump Specification received 28th August 2025
 Crime Impact Assessment V1.1 August 2025
 Viability Assessment Report May 2025
 Non-technical Summary for Viability Assessment Report May 2025
 Response to Environment Agency comments 24344
 Health Impact Assessment received 8th January 2025
 Statement of Community Involvement December 2024
 Design and Access Statement received 6th December 2025
 Broadband Connectivity Assessment received 6th December 2024
 Flood Risk Assessment and Drainage Strategy
 Site Investigation Report 8353si
 Habitat Designations received 6th December 2024

NOTES TO APPLICANT

2. **Mining Remediation Authority** The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

1. In accordance with S93G of the Town and Country Planning Act 1990 (As amended by Section 111 Levelling Up & Regeneration Act 2023) there is a legal requirement for you to inform the Council of the date when you intend to commence the development on site via submission of a Commencement Notice. This notice is mandatory for all developments and came into effect on 31 March 2024. You can find more information and download a copy of the Commencement Notice under the Before Starting Work section on our website at <https://www.bury.gov.uk/planning-building-control/planning-permission/planning-application-process>
3. ***The local planning authority considers that approval of a BIODIVERSITY GAIN PLAN WILL BE REQUIRED BEFORE DEVELOPMENT COMMENCES***

Biodiversity Net Gain

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 planning authority, for the purposes of determining whether to approve a Biodiversity Gain Plan if one is required in respect of this permission would be Bury Council.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are listed below.

Based on the information available this permission is considered to be one which will require the approval of a biodiversity gain plan before development is begun because none of the statutory exemptions or transitional arrangements listed below are considered to apply.

The permission which has been granted has the effect of requiring or permitting the development to proceed in phases. The modifications in respect of the biodiversity gain condition which are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024 apply.

In summary: Biodiversity gain plans are required to be submitted to, and approved by, the planning authority before development may be begun (the overall plan), and before each phase of development may be begun (phase plans).]

Statutory exemptions and transitional arrangements in respect of the biodiversity gain condition.

1. The application for planning permission was made before 12 February 2024.
2. The planning permission relates to development to which section 73A of the Town and Country Planning Act 1990 (planning permission for development already carried out) applies.
3. The planning permission was granted on an application made under section 73 of the Town and Country Planning Act 1990 and
 - (i) the original planning permission to which the section 73 planning permission relates* was granted before 12 February 2024; or
 - (ii) the application for the original planning permission* to which the section 73 planning permission relates was made before 12 February 2024.
4. The permission which has been granted is for development which is exempt being:
 - 4.1 Development which is not ‘major development’ (within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015) where:
 - i) the application for planning permission was made before 2 April 2024;
 - ii) planning permission is granted which has effect before 2 April 2024; or

iii) planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 where the original permission to which the section 73 permission relates* was exempt by virtue of (i) or (ii).

4.2 Development below the de minimis threshold, meaning development which:

- i) does not impact an onsite priority habitat (a habitat specified in a list published under section 41 of the Natural Environment and Rural Communities Act 2006); and
- ii) impacts less than 25 square metres of onsite habitat that has biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat (as defined in the statutory metric).

4.3 Development which is subject of a householder application within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015. A “householder application” means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

4.4 Development of a biodiversity gain site, meaning development which is undertaken solely or mainly for the purpose of fulfilling, in whole or in part, the Biodiversity Gain Planning condition which applies in relation to another development, (no account is to be taken of any facility for the public to access or to use the site for educational or recreational purposes, if that access or use is permitted without the payment of a fee).

4.5 Self and Custom Build Development, meaning development which:

- i) consists of no more than 9 dwellings;
- ii) is carried out on a site which has an area no larger than 0.5 hectares; and
- iii) consists exclusively of dwellings which are self-build or custom housebuilding (as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015).

4.5 Development forming part of, or ancillary to, the high speed railway transport network (High Speed 2) comprising connections between all or any of the places or parts of the transport network specified in section 1(2) of the High Speed Rail (Preparation) Act 2013.

* “original planning permission means the permission to which the section 73 planning permission relates” means a planning permission which is the first in a sequence of two or more planning permissions, where the second and any subsequent planning permissions are section 73 planning permissions.

Irreplaceable habitat

If the onsite habitat includes irreplaceable habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements for the content and approval of Biodiversity Gain Plans.

The Biodiversity Gain Plan must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The planning authority can only approve a Biodiversity Gain Plan if satisfied that the

adverse effect of the development on the biodiversity of the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73D of the Town and Country Planning Act 1990

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 (application to develop land without compliance with conditions previously attached) and a Biodiversity Gain Plan was approved in relation to the previous planning permission ("the earlier Biodiversity Gain Plan") there are circumstances when the earlier Biodiversity Gain Plan is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

Those circumstances are that the conditions subject to which the section 73 permission is granted:

- i) do not affect the post-development value of the onsite habitat as specified in the earlier Biodiversity Gain Plan, and
- ii) in the case of planning permission for a development where all or any part of the onsite habitat is irreplaceable habitat the conditions do not change the effect of the development on the biodiversity of that onsite habitat (including any arrangements made to compensate for any such effect) as specified in the earlier Biodiversity Gain Plan.

4. **UNITED UTILITIES' PROPERTY, ASSETS AND INFRASTRUCTURE**

It is the applicant's responsibility to investigate the existence of any pipelines that might cross or impact their proposed site and also to demonstrate the exact relationship between United Utilities' assets and the proposed development. The applicant should not rely solely on the detail contained within asset maps when considering a proposed layout.

It is important that the supporting information contained in the Appendix, Section 2.0 'United Utilities' Property, Assets and Infrastructure', is read in conjunction with this letter. This provides information that might impact a proposed layout and additional guidance that an applicant or developer must consider when United Utilities assets are located in, or in the locality of, the proposed site.

Where United Utilities' assets exist, it is essential that the applicant, or any subsequent developer, contacts our Developer Services team prior to commencing any works on site, including trial holes, groundworks or demolition. See Appendix, Section 4.0 'Contacts'

WATER EFFICIENCY IN NEW DEVELOPMENT

Local planning authorities have the option to set additional technical requirements in respect of water use for the construction of new build dwellings, exceeding the minimum standards required by Building Regulations. All new homes are required to meet the mandatory national standard of 125 litres of water used per person per day as set out in Building Regulations Approved Document G. Where there is a clear local need, a local planning authority's development plan policies can require new-build dwellings to meet the tighter Building Regulations optional requirement of 110 litres of water used per person per day. If your adopted development plan includes a policy that implements the tighter water efficiency standard for new-build dwellings in Part 3 of Building Regulations, you should ensure that this is a condition of any planning permission you may grant. You should also consider whether there is any adopted development plan policy relating to a water efficiency in the construction

of non-residential development. As this is a matter for the local planning authority / building control body, United Utilities would not be involved in the discharge of conditions relating to water efficiency.

A copy of United Utilities letter and Appendix is available on the Local Planning Authority Website in reference to application 71426

5. **INFORMATIVE - The Control of Noise Regulations 1975, Section 60. Control of Noise on Construction Sites**

Works carried out in connection with the planning permission shall comply with the above regulations which require the following:

1. All works and ancillary operations which are audible at the boundary of the nearest house or noise receptor, or at such other place as may be agreed with the Council, shall be carried out only between the hours of 0800 and 1800 on Mondays to Fridays and between the hours of 0900 and 1400 on Saturdays and at no time on Sundays and Bank Holidays.
2. The best practicable means, as defined in section 72 of the Control of Pollution Act 1974, to reduce noise to a minimum shall be employed at all times.
3. All plant and machinery in use shall be properly silenced and maintained in accordance with the manufacturer's instructions.
4. Any emergency deviation from the above (1 - 3) shall be notified to Bury Council without delay.

Any contravention of these requirements will trigger the serving of a Notice under Section 60 of The Control of Noise Regulations 1975.

6. In order to discharge conditions, the actions required by Conditions 15-19 shall be completed in accordance with the following guidance: Land Contamination Risk Management (Environment Agency, 2023).

The applicant is advised that they have a duty to adhere to the regulations of Part 2A of the Environmental Protection Act 1990, the National Planning Policy Framework 2024 and the Building Control Regulations with regards to contaminated land. The responsibility to ensure the safe development of land affected by contamination rests primarily with the developer.

Purchasers, where applicable, are advised that they should satisfy themselves that land contamination issues, if present, have been satisfactorily discharged given that the Council expects full compliance with any contaminated land requirements prior to the occupation of the site. Upon occupation such matters could then be the responsibility of the owner to remedy.

7. **Transport for Greater Manchester** As there will be some dwellings built close to the stop (albeit their driveways will be accessed from within the site) the construction works may impact the use of the bus stop and as such the applicant is advised to liaise with stop.closures@tfgm.com prior to undertaking any works.

8. **Environment Agency**
Advice to applicant
Model Procedures and good practice

This development site appears to have been the subject of past industrial activity which may pose a risk of pollution to controlled waters.

We recommend that you should:

- Follow the risk management framework provided in Guidance on Land contamination risk management (LCRM) Land contamination risk management (LCRM) - GOV.UK (www.gov.uk), when dealing with land affected by contamination
- Refer to the contaminated land pages on gov.uk for more information
- Refer to 'The Environment Agency's approach to groundwater protection'

All investigations of land potentially affected by contamination should be carried out by or under the direction of a suitably qualified competent person and in accordance with BS 10175 (2001) Code of practice for the investigation of potentially contaminated sites.

Where the remediation / redevelopment of the site will involve waste management issues we offer the following advice:

Waste on-site

The CL:AIRE Definition of Waste: Development Industry Code of Practice (version 2) provides operators with a framework for determining whether or not excavated material arising from site during remediation and/or land development works is waste or has ceased to be waste. Under the Code of Practice:

- excavated materials that are recovered via a treatment operation can be reused on-site providing they are treated to a standard such that they are fit for purpose and unlikely to cause pollution
- treated materials can be transferred between sites as part of a hub and cluster project
- some naturally occurring clean material can be transferred directly between sites

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically, and that the permitting status of any proposed on-site operations are clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

We recommend that developers should refer to:

- the [position statement](#) on the Definition of Waste: Development Industry Code of Practice
- The [waste management](#) page on GOV.UK

Waste to be taken off-site

Contaminated soil that is (or must be) disposed of is waste. Therefore, its handling, transport, treatment and disposal are subject to waste management legislation, which includes:

- Duty of Care Regulations 1991
- Hazardous Waste (England and Wales) Regulations 2005
- Environmental Permitting (England and Wales) Regulations 2016
- The Waste (England and Wales) Regulations 2011

Developers should ensure that all contaminated materials are adequately characterised both chemically and physically in line with British Standard BS EN 14899:2005 'Characterization of Waste - Sampling of Waste Materials - Framework for the Preparation and Application of a Sampling Plan' and that the permitting status of any proposed treatment or disposal activity is clear. If in doubt, the Environment Agency should be contacted for advice at an early stage to avoid any delays.

If the total quantity of hazardous waste material produced or taken off-site is 500kg or greater in any 12 month period, the developer will need to register with us as a hazardous waste producer. Refer to the [hazardous waste](#) pages on GOV.UK for

more information.

Introduction of SUDS:

Approved Document Part H of the Building Regulations 2000 establishes a hierarchy for surface water disposal, which encourages a SUDS approach. Under Approved Document Part H the first option for surface water disposal should be the use of SUDS, which encourage infiltration such as soakaways or infiltration trenches. In all cases, it should be established that these options are feasible, can be adopted and properly maintained and would not lead to any other environmental problems. For example, using soakaways or other infiltration methods on contaminated land carries groundwater pollution risks and may not work in areas with a high water table. Where the intention is to dispose to soakaway, these should be shown to work through an appropriate assessment carried out under Building Research Establishment (BRE) Digest 365.

Piling and Penetrative ground improvement methods:

Piling or any other foundation designs using penetrative methods can result in risks to potable supplies from, for example, pollution / turbidity, risk of mobilising contamination, drilling through different aquifers and creating preferential pathways. Thus it should be demonstrated that any proposed piling will not result in contamination of groundwater.

Dewatering

Dewatering is the removal/abstraction of water (predominantly, but not confined to, groundwater) in order to locally lower water levels near the excavation. This can allow operations to take place, such as mining, quarrying, building, engineering works or other operations, whether underground or on the surface. Any dewatering activities on-site could have an impact upon local wells, water supplies and/or nearby watercourses and environmental interests. This activity was previously exempt from requiring an abstraction licence. Since 1 January 2018, most cases of new planned dewatering operations above 20 cubic metres a day will require a water abstraction licence from us prior to the commencement of dewatering activities at the site. More information is available on gov.uk:

<https://www.gov.uk/guidance/water-management-apply-for-a-water-abstraction-or-im-poundment-licence#apply-for-a-licence-for-a-previously-exempt-abstraction>.

Regulatory position statements

Discharges from dewatering to surface water or groundwater will require an Environmental Permit unless you can meet the conditions of the RPS or exemptions or exclusions for groundwater activities. The following Regulatory Position Statement will apply: 'Temporary dewatering from excavations to surface water.'

<https://www.gov.uk/government/publications/temporary-dewatering-from-excavations-to-surface-water>

9. The applicant's attention is drawn to the need to consult the Department for Place regarding the specification for, and implementation of, the required highway works and TRO review. The cost of the physical and legal works will be the responsibility of the developer.
10. The applicant's attention is drawn to the need to complete Section 278/38 and Section 38 Agreements under the Highways Act 1980, and a Section 104 Agreement under the Water Industry Act 1991, regarding the works affecting existing highways and future adoption of the proposed roads and sewers.
11. The applicant's attention is drawn to Section 167 of the Highways Act 1980 which

requires Highway Authority approval of all structural details and calculations of retaining structures adjacent to the highway, prior to works commencing.

12. It would be advantageous for the land affected by the highway proposals to be in the control of the Highway Authority. An appropriate course of action would be the free dedication of the land to the Highway Authority by the freeholder.
13. It is brought to the attention of the applicant that if the proposed estate roads are not eligible for adoption by the Council, the applicant is advised that to discharge the relevant condition regarding future maintenance of the estate roads, the Local Planning Authority will require details of a private management and maintenance company confirming funding, management and maintenance regimes.
14. The Council currently operates a curtilage system of refuse collection. The applicant is advised to liaise with Environment & Development Services, Waste Management & Transport - Bradley Fold, on 0161 253 7010/6635, regarding the operation of this system and the specification for any required refuse collection facilities at the interface with the adopted highway.
15. The applicant's attention is drawn to Section 80 of the Building Act 1984 and the need to give six weeks prior written notice to the Department for Place detailing any proposed demolition works in connection with the proposed development.
16. This planning permission needs to be read in conjunction with the binding S106 Planning Agreement signed on 8 May 2026.

Signed:



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On behalf of the Council

Date of Decision: 11/05/2026