

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 05/06/2026	Ref: 73128/CONDIS
Registration: 24/04/2026	LDfC: 01/06/2026	Expiry Date: 19/06/2026
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 7 - Arboricultural Method Statement, Condition 11 - Protected Species Method Statement and Condition 16 - GCN Mitigation

Location: Spurr House, Pole Lane, Bury, BL9 8QL

implementation of the approved details and any remaining requirements of the condition.

Description

Application to discharge condition 7 (arboricultural method statement), condition 11 (protected species method statement) and condition 16 (great crested newts mitigation) on planning permission 72240

Relevant Planning History

72240 - Demolition of existing buildings, site clearance works including removal of areas of hardstanding and the erection of two blocks of apartments, comprising 60 no. residential units, relocation of existing site access, and associated landscaping - Approve with Conditions 18/03/2026

73022 - Discharge of condition no.18 (Demolition Traffic Management Plan Construction Phase pursuant) to planning permission 72240 (Demolition of existing buildings, site clearance works including removal of areas of hardstanding and the erection of two blocks of apartments, comprising 60 no. residential units, relocation of existing site access, and associated landscaping) - Approved

73023 - Application to discharge Condition nos. 6 (Drainage Layout), condition no. 19 (Road Construction Details) on planning permission 72240 -

73048 - Application to discharge condition 14 (habitat management & monitoring plan (HMMP)) on planning permission 72240 - Approve 11/05/2026

Publicity

n/a

Statutory/Non-Statutory Consultations

Greater Manchester Ecology Unit - No objection

Pre-start Conditions - Not relevant

Development Plan and Policies

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.

Condition 7 - Arboricultural Method Statement

Arboricultural Method Statement January 2026 by Thomson environmental consultants.

The condition can be part discharged subject to implementation of the recommended mitigation measures and tree protection proposals.

Condition 11 - Precautionary Working (RAMS) has been submitted.

GMEU have no objection to the part discharge of the condition subject to implementation of the approved details.

Condition 16 - Great Crested Newts

The developer has confirmed re-entry in to district licensing.

GMEU therefore have no reason to object to the discharge of condition 16.

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Letter by Thomson environmental consultants dated 27th March 2026 - GCN Mitigation.

Recommendation: Approve

Conditions and Reasons:

The following conditions are discharged/part discharged -

Condition 7 - Arboricultural Method Statement

Arboricultural Method Statement January 2026 by Thomson environmental consultants.

The condition can be part discharged subject to implementation of the recommended mitigation measures and tree protection proposals.

Condition 11 - Precautionary Working (RAMS) has been submitted.

The condition can be part discharged subject to implementation of the approved details and any remaining requirements of the approved details.

Condition 16 - Great Crested Newts

The developer has confirmed re-entry in to district licensing

Discharged

Letter by Thomson environmental consultants dated 27th March 2026 - GCN Mitigation.

<u>Case Officer</u> JT 5/6/26	<u>Date</u>	<u>Sign off Officer</u> DM 08.06.2026	<u>Date</u>
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