

NOTICE OF PLANNING PERMISSION

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

To:

Mr Jonathan Mumby
Enabl
16 Old Market Place
Altrincham
WA14 4DF

On Behalf Of:

JD Sports Fashion Plc
Jd Campus
Hollins Brook Way
Pilsworth
Bury
BL9 8RR

PART 1 - Particulars of Application

Application Number: 72656

Date of Registration: 05/01/2026

Proposal:

Erection of leisure pavilion including canteen and gym facilities, together with external works including multi-use games area and 2no. padel courts along with associated parking provision, landscaping and ancillary works.

Location:

Land at junction of Hollins Brook Way & Pilsworth Road, Bury, BL9 8RR

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

Location Plan - 14579-AEW-XX-XX-DR-A-0500-P03
Existing Site Plan - 14579-AEW-XX-SI-DR-A-0501-P04
Proposed Site Plan - 14579-AEW-XX-SI-DR-A-0502-P08

Proposed Ground Floor Plan - 14579-AEW-XX-XX-DR-A-0510-P06
Proposed Roof Plan - 14579-AEW-XX-XX-DR-A-0511-P05
Proposed Elevations - 14579-AEW-XX-XX-DR-A-0530-P04
Proposed Section - 14579-AEW-XX-XX-DR-A-0540-P04
Proposed Boundary Treatment Plan - 14579-AEW-XX-SI-DR-A-0503 - P04
Proposed Gatehouse - 14579-AEW-XX-XX-DR-A-0507-P02
Proposed Entrance Gateway - 14579-AEW-XX-XX-DR-A-0506-P02
Proposed Substation - 14579-AEW-XX-XX-DR-A-0504-P02

Proposed Cycle - 14579-AEW-XX-XX-DR-A-0505-P02
Proposed Pilsworth Road Street Scene elevation 14579-AEW-XX-XX-DR-A-05-0570 P01

Landscape Plan Phase 1 and 2 - 2522-CWS-XX-XX-D-L-1000-P02
Softworks Plan - 2522-CWS-XX-XX-D-L-2000-P01
Section & Elevations - 2522-CWS-XX-XX-D-L-5000-P01
Proposed Padel Court 14579-AEW-XX-XX-DR-A-0570 P01

Arboricultural Impact Assessment, prepared by E3P;
Construction Environment Management Plan, prepared by Caddick;
Crime Impact Statement, prepared by Design for Security;

Digital Connectivity Statement, prepared by Gtech Surveys Limited;
Energy Strategy Report, prepared by Kennedy Redford;
Flood Risk Assessment and Drainage Strategy, prepared by Kennedy Redford;

Invasive Non-Native Species Method Statement, prepared by Urban Green;
Landscape Proposals Document, prepared by CW Studio;
Noise Impact Assessment, prepared by Cundall;
Preliminary Ecological Assessment and Biodiversity Net Gain;
Ventilation Statement, prepared by Kennedy Redford

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 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).

- 4 The development shall be carried out in accordance with section 7 for Pollution Control and Dust Mitigation in the Construction Environmental Management, Method Statement and Construction Traffic Management Plan (report ref NW2310/CEMP/MS/PH2 Rev G) 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).

- 5 The development hereby approved shall be carried out in accordance with the EV chargepoint details shown on approved proposed site plan 14579-AEW-XX-SI-DR-A-0502 P08 and shall thereafter be maintained.

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).

- 6 The development hereby approved shall be carried out in accordance with the approved Flood Risk Assessment and Drainage Strategy (REP-JDS-FRDS-RM-001-REV-B), layout phase 1 (211124-KRD-XX EX-DR-C 0001 rev C03) and phase 2 (211124-KRD-XX EX-DR-C 0002 rev P08) and additional information in email dated 5/2/26.

The approved scheme only shall be implemented prior to first occupation and thereafter maintained. Reason. To promote sustainable development and reduce flood risk pursuant to Policies EN7/3 - Water Pollution and EN7/5 - Waste Water Management, JP-S4 and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

- 7 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 for each phase of the development and shall confirm/provide the following:

1. 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.
2. Access route for construction traffic from the highway network, restricted to a route from Pilsworth Road/Junction 3 of the M66;
3. Hours of operation and number of vehicle movements.
4. Access point(s) for construction traffic from Pilsworth Road (to exclude the use of Aviation Road/Public Right of Way [Bridleway] No. 79, Bury) and all temporary works required to facilitate access for ground works/construction vehicles.
5. If proposed, details of site hoarding/gate positions clear of required visibility splays onto Pilsworth Road/the private industrial estate roads.
6. The provision, where necessary, of temporary pedestrian facilities/protection measures on the highway and to maintain access for users of Public Right of Way [Footpath] No. 81, Bury, that crosses the site.
7. A scheme of appropriate warning/construction traffic warning signage in the vicinity of the site and its access(es) onto Pilsworth Road.
8. Confirmation of hours of operation and number of vehicle movements;
9. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site and/or measures to control/manage delivery vehicle manoeuvres.

10. Parking on site or on land within the applicant's control of operatives' and construction vehicles, together with storage on site of construction materials.

11. 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 construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the construction period. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials.

Reason. Information not submitted at application stage. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and that the adopted highways are kept free of deposited material from the ground works operations in the interests of highway safety pursuant to Policies EN1/2 and JP-C8.

- 8 The vehicular and pedestrian access arrangements within the curtilage of the site indicated on the approved plans shall be implemented before the development is brought into use.

Reason. To ensure good highway design in the interests of road and pedestrian safety pursuant to policies JP-C5 and JP-C6.

- 9 The turning facilities within the curtilage of the site indicated on the approved plans shall be provided before the development is brought into use 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 policies JP-C5 and JP-C6.

- 10 The car parking/cycle storage arrangements indicated on the approved plans shall be surfaced & demarcated/provided and made available prior to the part of the development to which it relates hereby approved being brought into use and thereafter maintained at all times.

Reason. To ensure adequate off street car parking provision in the interests of road safety pursuant to policy HT2/4 - Car Parking and New Development of the Bury Unitary Development Plan.

- 11 The development hereby approved shall be carried out in accordance with the mitigation measures recommended in the Noise Impact Assessment rev P01 dated 28 November 2025. The mitigation measures shall be implemented prior to first use/occupation of the development hereby approved and thereafter maintained.

Reason. In the interests of visual amenity pursuant to policies EN1/2 and EN7/2.

- 12 The development hereby approved shall be carried out in accordance with the submitted Construction Environment Management Plan, Method Statement Plan and Traffic Management Plan (ref NW2310/CEMP/MS/PH2 rfev G) for measures to protect the Local Nature Reserve from dust, debris, run-off and pollution. The measures detailed in the Management Plan shall be implemented prior to the commencement of development and retained throughout the construction period.

Reason. To ensure the safe and secure development of the site in relation to the nature conservation of particular ecological significance of the Local Nature Reserve pursuant to Bury Unitary Development Plan Policies EN6/2 - Sites of Nature

Conservation Interest Local Nature Reserves and Grade B and C Sites of Biological Importance, EC6/3 - Features of ecological interest and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

- 13 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 LPA.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6/3 - Features of Ecological Value of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 14 The development hereby approved shall be carried out in accordance with the Invasive Non - native Species Method Statement and timetable by Urban Green and implementation of any recommended mitigation measures to eradicate/treat invasive and species.
Reason. To ensure the safe and satisfactory development of the site in the interest of UDP Policy EN9 - Landscape and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
FULL
- 15 The development hereby approved shall be carried out in accordance with the approved landscaping scheme, Phase 1 and 2 landscape plan and the landscape design proposals which shall be implemented not later than 12 months from the date the building is first occupied or within the first available tree planting season,; and any trees or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies EN6/3 - Features of Ecological Value, EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.
- 16 Prior to the occupation of the building hereby approved, the development hereby approved shall implement the details - provide 2 bat boxes (in addition to the 3 already installed on site) and 2 bird boxes (in addition to the 4 already installed during phase 1) within the southwestern corner that bounds the Hollins Vale Local Nature Reserve. The bat and bird boxes shall thereafter be retained in situ and available for use.
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies EN6/3 - Features of Ecological Value, EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.
- 17 The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved 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.

18 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.

19 Prior to the first occupation of the development hereby approved, the approved security fencing and CCTV shall be implemented and thereafter retained on site.

Reason. To protect users and visitors to the site and provide efficient security measures pursuant to policy EN1/5.

20 The development hereby approved shall be carried out in accordance with the details shown on the approved elevation plans. Only the approved materials shall be used for the construction of the development.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design

21 Prior to the first use of the floodlights to the MUGA and lighting to the padel court hereby approved, each lighting column shall be fitted with control switches and time clocks to automatically switch the floodlights off no later than 21:00 for the MUGA pitch and lighting for the padel courts. The floodlights and lighting to the padel court shall remain switched off until at least 9am the following morning.

Reason. In the interests of residential amenity pursuant to Bury Unitary Development Plan Policies EN1/2 and EC6/1.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. 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:

NPPF National Planning Policy Framework

EC2/1 EC2/1 - Employment Generating Areas

EC6/1	EC6/1 - New Business, Industrial and Commercial Development
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
EN7/2	EN7/2 - Noise Pollution
RT3/5	RT3/5 - Noisy Sport
HT2/1	HT2/1 - The Strategic Route Network
HT2/4	HT2/4 - Car Parking and New Development
HT5/1	HT5/1 - Access For Those with Special Needs
HT6/1	HT6/1 - Pedestrian and Cyclist Movement
SPD11	Development Control Policy Guidance Note 11 - Parking Standards in Bury
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-J1	Supporting Long-Term Economic Growth
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-P6	Health
JP-C2	Digital Connectivity
JP-C8	Transport Requirements of New Development
JP-P1	Sustainable Places

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:

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Proposed Substation - 14579-AEW-XX-XX-DR-A-0504-P02
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NOTES TO APPLICANT

1. With regards to condition 3 the following information needs to be submitted to the Council for approval:
 - (i) A materials management plan, if the CL:AIRE Definition of Waste Code of Practice is to be used.
 - (ii) After completion of site works, a verification report is required to validate that the work undertaken conforms to the remediation proposals received and agreed by this Section.

In order to discharge the condition, the actions required shall be completed in full 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 2023 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.

2. The applicant's attention is drawn to the existence of Public Rights of Way No.'s 79 & 81, Bury, that abut/crosses part of the site. No development should take place which affects the Right of Ways in the absence of an appropriate closure or diversion order.
3. The applicant must be made aware of the need to safeguard people using public rights of way and that no public rights of way are damaged, widths altered, gates erected across their width (unless authorised by Bury Council the Highway Authority) or obstructed by any other means either during or as a result of development. The applicant must ensure that no changes to land levels/surface water runoff affects a public right of way. If a temporary obstruction of public rights of way is unavoidable, no development must take place until a temporary closure order has been made by Bury Council and a suitable temporary alternative route(s) made available.
4. The applicant's attention is drawn to the need to consult the Place Directorate (Engineering & Streetscene) regarding the specification for and implementation of any required highway works. The cost of the works will be the responsibility of the developer.

5. The applicant is reminded that, under the Wild Mammal (Protection) Act 1996 it is an offence to inflict unnecessary suffering to wild mammals. Planning consent does not provide a defence against prosecution under this act.
6. The applicant is reminded that, under the Wild Mammal (Protection) Act 1996 it is an offence to inflict unnecessary suffering to wild mammals. Planning consent does not provide a defence against prosecution under this act.
7. ***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.

8. Cadent Gas has a MAJOR ACCIDENT HAZARD PIPELINE in the vicinity (Warthfold-Middleton).

It is the responsibility of the applicant to contact Cadent Gas prior to any works commencing on site.

Noise attenuation assessment to be noted for awareness if habitable buildings in close proximity near to the AGI

Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. Prior to carrying out works, please register on www.linesearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Cadent Gas has a MAJOR ACCIDENT HAZARD PIPELINE in the vicinity, (indicated in orange). MIDDLETON/WARTHOLD

Cadent Gas has a INTERMEDIATE ACCIDENT HAZARD PIPELINE in the vicinity, (indicated in Green). N/A

Specific AGI BPD N/A

THE BPD (BUILDING PROXIMITY DISTANCE) IS 8M

Your responsibilities and obligations

This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements.

If you need any further information or have any questions about the outcome, please contact us at plantprotection.nw@cadentgas.com / quoting your planning reference.

Signed:

A handwritten signature in black ink, appearing to read 'J. H. H.', is written over a dotted line.

12 of 12

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On behalf of the Council

Date of Decision: 02/04/2026