



CHORLTON PLANNING LTD

Town Planning & Development Consultants

APPLICATION FOR APPROVAL OF DETAILS

RESERVED BY CONDITION ATTACHED TO

APPLICATION 58405

**DEMOLITION OF TWO STRUCTURES AND ERECTION OF FOUR NEW
DWELLINGS**

NUTT FARM, NUTT LANE, PRESTWICH, MANCHESTER, M25 2SJ

DISCHARGE OF CONDITIONS

PLANNING STATEMENT

Prepared by Chorlton Planning Ltd

on behalf of

Mr P McElhone

A2411

January 2026

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1.0 Background

Planning permission was granted on 18th March 2015 for the demolition of two structures and the erection of four new dwellings on a site at Nutt Lane, Prestwich. The approval was subject to a number of planning conditions some of which were not fully discharged.

However, the development has been completed and this application seeks retrospective approval for the discharge of two of the conditions.

2.0 The Conditions

Condition 7 Landscaping

Condition 7 – Notwithstanding the submitted proposed landscaping scheme, as shown on Planting plan LO2 P1, a landscaping scheme, to include native, mature or wildlife friendly trees and hedgerow species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. It shall be implemented not later than 12 months from the date the building(s) is first occupied; 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 to the written satisfaction of the Local Planning Authority.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

2.1 A landscaping scheme prepared by Urban Green was submitted with the original application. I enclose a copy.

2.2 Whilst basically the original approved scheme has been complied with it has since been amended to suit the changing requirements of the residents.

2.3 The development has resulted in an attractive addition to the area and fits in well with the surrounding buildings. Attached is a Google Earth photo of the site.

2.4 In the circumstances could you accept please that the existing landscaping, which follows the principles of the original scheme, can be taken to discharge the condition.

2.5 If you do require more details, we can provide an updated plan showing the landscaping that has actually taken place.

Condition 19 Construction Management Plan

Condition 19 – No development shall commence unless and until the Developer, has submitted a scheme for approval by the Local Planning Authority to demonstrate provision to be made from parking on site of operatives' and construction vehicles together with storage on site of construction of materials. The approved scheme and provision only shall be retained and used for the intended purpose for the duration of

the construction period and that area shall not be used for any other purposes than the parking of vehicles and storage of construction materials respectively.

Reason. To ensure adequate off-street car parking provision and materials storage arrangements for the duration of the construction period, in the interests of highway safety pursuant to Bury Unitary Development Plan Policies H2/2 - The Layout of New Residential Development and EN1/2 - Townscape and Built Design.

2.6 A Construction Management Plan was provided with the original application. A copy is attached. This indicated the parking on site for both operatives and construction vehicles, storage compound, welfare facilities and access arrangements to and from the site.

2.7 We understand that this was followed during the construction of the development and as far as we are aware no complaints were received.

2.8 As the development is now completed, could you accept that, in the circumstances, the condition can be fully discharged. It is difficult to see what further information we can provide to assist in this.

3.0 Further information

3.1 We hope that the above information is sufficient to discharge the above two conditions. However, please contact me if you require any further information on any of the above or please provide advice as necessary.

Chorlton Planning Limited

January 2026