



**East Lancs Paper Mill, Bury
Outline & Reserved Matters
Document List 10.01.2025
Revision P**

Drawings & Documents submitted & considered as part of Outline Approval No. 62969 & 67597.

Air Quality Statement – WYG – 1st June 2018
Heritage Statement – WYG – June 2018
Phase 2 Report Preliminary Ground Investigation Report – WYG – June 2017
Invertebrate Survey – WYG – September 2017
Bat Survey – WYG – October 2017
FRA Addendum Oct 2018 Appendices E – F
FRA Addendum Oct 2018 Main Text + Appendices A – D
FRA WYG Appendix A-D June 18
FRA WYG Appendix E 1 June 18
FRA WYG Appendix E 2 June 18
FRA WYG Appendix E3 June 18
FRA WYG Appendix F-L June 18
FRA WYG June 18
Topographical Survey T001 A – WYG - 30th November 2016
Planning Statement – WYG – June 2018
Tree Survey Assessment 16308/A1 – Indigo – January 2017
Environmental Impact Assessment– WYG – 8th June 2018
Bird Breeding Survey – WYG – August 2017
Geo Environment Desk – WYG – December 2016
Travel Plan Framework – WYG – June 2018
Transport Assess Appendix F WYG June 18
Transport Assess WYG Appendices June 18
Transport Assessment WYG Appendix 1
Transport Assessment WYG June 18
Design & Access Statement – WYG – June 2018
Location Plan SP-05 – WYG – 18th May 2018
Coal Mining Risk Assessment – WYG – June 2017
Phase 1 Habitat Survey – WYG – December 2016
Parameter Plan – WYG – 7th June 2018
Statement of Community Involvement – WYG – June 2018.
Noise Report SP06 A – WYG – June 2018
EIA Screening Opinion – WYG – 21st June 2018
Crime Impact Assessment – WYG – June 2018.
Agronomy Report – PSD – 12th July 2018
Ecology Report – WYG – Sept 2018
Illustrative Master Plan SP01 F – WYG – 1st October 2018
Technical Note TN01 – WYG – September 2018

Drawings & Documents to be submitted as part of Reserved Matters Application

NOISE ASSESSMENT – CONDITION 9

Report ref. JW2274/22253/0 - Reserved Matters Noise Assessment Planning Condition no. 9 Bury Metropolitan Borough Council Application no. 62969 – Spectrum Acoustic Consultants.

East Lancs Paper Mill, Radcliffe - Amendments to Application No. 62969 Noise Assessment Statement of Conformity
Date: 5 October 2023 - Spectrum Acoustic Consultants.

SW PROPOSALS & FFL – CONDITION 11 & 31

Dwg No: 22166 - PL111 - Rev G - Drainage Strategy - Layout Plan - Sheet 1 of 2
Dwg No: 22166 - PL112 - Rev G - Drainage Strategy - Layout Plan - Sheet 2 of 2
Dwg No: 22166 - PL121 - Rev D - Surface Water Catchment Areas - Layout Plan
Dwg No: 22166 - PL231 - Rev D - Sludge Main - Longitudinal Section - Sheet 1 of 2
Dwg No: 22166 - PL232 - Rev C - Sludge Main - Longitudinal Section - Sheet 2 of 2
Dwg no: 22166 - PL109 - External Levels & Features - Layout Plan - Sheet 9 of 9
Dwg no: 22166 - PL226 - Rev A - Sludge Main Crossings - Cross Sections
Ref: UU Objection response email

ARCHAEOLOGY WSI – CONDITION 13

Ref: A090070-193 - Archaeological Evaluation Written Scheme of Investigation - Homes England and Bury Council
Prepared on behalf of WYG Group Limited. July 2019
Ref: GM13502 East Lancashire Paper Mill 001 PD Addendum

BAT ROOSTING – CONDITION 14

Ref: 784-B038963 – V2 - Preliminary Bat Roost Assessment & Ground Level Tree Assessment - November 2022
Prepared on Behalf of Tetra Tech Limited.

BAT ACTIVITY – CONDITION 15

Ref: 784-B038963 – V2 - Bat Activity Survey Report - December 2022 - Prepared on Behalf of Tetra Tech Limited
Ref: 2021-283 - Bat Activity Surveys - ERAP (Consultant Ecologists) Ltd
Ref: 20241111 Bat Activity Survey - East Lancs Paper Mill

OTTER SURVEY – CONDITION 16

Ref: 784-B038963 ELPM Otter Report- v3 issue – December 2022 - Prepared on Behalf of Tetra Tech Limited.
Ref: Appendix B part 1 PL01-10.10.22-PL01 - A0 1-1000
Ref: Appendix B part 2 M3477-SD-01-V07 Landscape Masterplan
Ref: Figure1_SiteLocation_20221021
Ref: Figure2_OtterCameraTrapPlan_20230103

BREEDING BIRD SURVEY – CONDITION 18

Ref: 784-B038963 Bird Habitat Report Issue v2- Prepared on Behalf of Tetra Tech Limited.
Ref: Appendix B TEP Eco Site Inspection EPLM 31 Aug 2023 - re bird nesting (002)
Ref: Appendix C M3477-SD-01-V07 Landscape Masterplan
Ref: Appendix D Phase 1 plan ELPM August 2018
Ref: Figure1_SiteLocation_20221021
Ref: Figure2_Bird Habitat Assessment Plan_20221118

RAMS BADGERS – CONDITION 19

Ref: 784-B038963 Badger Report v3 - Badger Reasonable Avoidance Method Statement – November 2022 - Prepared on Behalf of Tetra Tech Limited.
Ref: Appendix D M3477-SD-01-V07 Landscape Masterplan

INVASIVE SPECIES – CONDITION 20

Survey Report & Management Plan – 07.07.2023 – JKS Ltd.
Doc: JK21-7712-241106-MP

WATER FRAMEWORK DIRECTIVE – CONDITION 21

Ref: 784-B038963 East Lancashire Papermill Water Framework Directive Assessment P04 - Prepared on Behalf of Tetra Tech Limited.

FRA & NO ECOLOGICAL IMPACT – CONDITON 22 & 29

784-B038963 – V7 – Flood Risk Assessment & Drainage Strategy Addendum
784-B038963 - East Lancs Paper Mill FRADS_V7_Appendix A-C
784-B038963 – East Lancs Paper Mill FRADS_V7_Appendix D-H
784-B038963 – East Lancs Paper Mill FRADS_V7_Appendix I1
784-B038963 – East Lancs Paper Mill FRADS_V7_Appendix I3
784-B038963 – East Lancs Paper Mill FRADS_V7_Appendix J
784-B038963 - East Lancs Paper Mill FRADS_V9 Appendices
784-B038963 - East Lancs Paper Mill FRADS_V9
784-B038963 - ELPM Options Assessment
Flood Model 041223
Helen Leach Bury MBC Letter 07.12.2023

LANDSCAPING, RECREATION & BUFFER SCHEME – CONDITION 23, 25 & 32

Dwg No: M3477-SD-01-V15 Landscape Masterplan – Barnes Walker Ltd
M3477-SD-02-V01 Church Street East
M3477-SD-03-V01 Typical Urban Swale Section Detail
M3477-SD-04-V01 Typical Urban Swale Tree Pit Section Detail
M3477-SD-05-V01 Urban Swale Hardworks Plan
M3477-SD-08-V02 Urban Swale & Shrub Planting Plan
02)SK23-5777-F1-01 - GABION TERRAMESH WALL PLAN, ELEVATION & SECTION
Dwg No: SK01/RS/01 – Site Elevation River Section
Dwg No: SK01/RS/02 -Rev A – Site Elevation River Section

AFFORDBALE HOUSING – CONDITION 24

Dwg No: SK001/AP/004 Rev E – Affordable Plan
Dwg No: TS001-P-004-Tenure Split Plan Rev C
Doc: ELPM Affordable Housing Statement 04.11.24
Affordable Housing Statement – 27.10.2023
MSV Affordable Housing Support

PHASING PLAN – CONDITION 27

Dwg No: PP-01 – Phasing Plan Rev D
Doc: ELPM Development Programme 09.12.25
Doc: ELPM Development Programme Prog 09.12.25

INTERNAL ROAD LAYOUT – CONDITION 28

Dwg No: 22166 - PL141 - Rev D - Adoptable Kerbing & Surface Finishes – 1 of 2
Dwg No: 22166 - PL142 - Rev D - Adoptable Kerbing & Surface Finishes – 2 of 2
Dwg No: 22166 - PL301 - Adoptable Carriageway - Construction Details
Dwg No: 22166 - PL100 (i) - Rev D - Extents Of Adoption - Layout Plan - Sheet 1 of 2
Dwg No: 22166 - PL100 (ii) - Rev C - Extents Of Adoption - Layout Plan - Sheet 2 of 2
Dwg No: 22166 - PL115 (i) - Rev A - Visibility Splays - Layout Plan - Sheet 1 of 2

Dwg No: 22166 - PL115 (ii) - Rev A - Visibility Splays - Layout Plan - Sheet 2 of 2
Dwg No: 22166 - PLDSP01 - Rev E - Drive Swept Path Analysis - Refuse - Sheet 1 of 2
Dwg No: 22166 - PLDSP02 - Rev E - Drive Swept Path Analysis - Refuse - Sheet 2 of 2
Dwg No: 22166 - PLDSP03 - Rev E - Drive Swept Path Analysis - Private Car - Sheet 1 of 2
Dwg No: 22166 - PLDSP04 - Rev E - Drive Swept Path Analysis - Private Car - Sheet 2 of 2
Dwg No: 22166 - PLDSP05 - Rev E - Drive Swept Path Analysis - Fire Tender - Sheet 1 of 2
Dwg No: 22166 - PLDSP06 - Rev E - Drive Swept Path Analysis - Fire Tender - Sheet 2 of 2
Ref: 240708 327112 TN02 v1.0

CRICKET CLUB FACILITIES – CONDITION 37

Dwg No: 1149-001 Rev J - PLAN AND ELEVATIONS AS PROPOSED
Dwg No: 1149-002 Rev R - PROPOSED CRICKET SITE LAYOUT
Dwg No: 1149-006 - Cricket Net Plans and Elevations
Dwg No: 1149-007 - Proposed Scoreboard and External Store
techDocument Reference O/001/WYG/1501/R/180618 - A Report into the Proposed Pitches at the Former East Lancashire Paper Mill – Radcliffe - 21 July 2020

Doc: ECB TS4 - Recommended Guidelines for the construction, preparation and maintenance of cricket pitches and outfielders at all levels of the game.

Doc: ECB TS5 -Pavilions and Clubhouses [TS5] Version 1 2009 - ECB Guidance Note TS5 for Pavilions and Clubhouses.

Letter of Support dated 21.03.2023 - Mark Robinson ELP MCC Secretary, On behalf of the ELP MCC Committee.

Dwg No: PLO-P3-Rev F – Cricket Club Area
22166-SK224-Rev E - Cricket Ground Drainage & Levels

Dwg No: ECA-01 - Existing area plan
Dwg No: TBSC-10Sp-Original DR 00-1
Ref: 10 Space Original Cycle Shelter information
M3477-SD-09-V01 Cricket Club Masterplan

S278 HIGHWAYS DETAILS – CONDITION 39

Dwg No: 22166 - 100S278 Rev G - Section 278 Agreement Plan
Dwg No: 22166 - 101S278 Rev J - Section 278 Agreement Plan
Dwg No: 22166 - 102S278 Rev J - Section 278 Agreement Plan
Dwg No: 22166 - 103S278 Rev G - Section 278 Agreement Plan
Dwg No: 22166 - 400 Rev G - Section 278 General Arrangement
Dwg No: 22166 - 401 Rev H - Section 278 Kerbing & Finishes
Dwg No: 22166 - 402 Rev G - Section 278 Signing & Lining
Dwg No: 22166 - 403 Rev H - Section 278 Site Clearance Plan
Dwg No: 22166 - 404 Rev F - Section 278 Contours, Chainages & Long Section
Dwg No: 22166 - 405 Rev F - Section 278 Contours, Chainages & Long Section
Dwg No: 22166 - 406 Rev F - Section 278 Existing Contours
Dwg No: 22166 - 407 Rev F - Section 278 Proposed Contours
Dwg No: 22166 - 412 Rev J - Section 278 Rectory Lane - Brook Street Access
Dwg No: 22166 - 413 Rev G - Section 278 Church Street Access
Dwg No: 22166 - 414 Rev K - Section 278 Bury Street - Cross Street Access
Dwg No: 22166 - 450 - Section 278 Highway Construction Details
Dwg No: ACL - 01 – ALTERNATIVE CROSSING LOCATION
Ref: ACL - 01 – ELP MCC Highway Comments Summary 18.07.2024
Doc: 241108 327112 TN03 v1.2
Doc: 241112 327112 TN04 v1.0

SCOOT MOVA TFGM – CONDITION 40

Quotation: East Lancs Paper Mill, Cross Lane A6053, Radcliffe – Highways Camera - Transport for Greater Manchester GMUTC
Quotation: East Lancs Paper Mill, Cross Lane A6053, Radcliffe – SCOOT and MOVA - Transport for Greater Manchester GMUTC

PARKING STRATEGY – CONDITION 41

Technical Note - Condition 41 – Parking Strategy - MODE Transport Planning.
Mode transport Email dated 04.10.2023.

TRAVEL PLAN – CONDITION 44

Ref: 221205 327112 TP v1.0.docx - December 2022 - Residential Travel Plan - MODE Transport Planning.
Ref: MH V1.2 – Travel Information Pack - MODE Transport Planning.

GARAGE DETAILS

Dwg No: REDDITCH/CARPORT/01 Rev - CARPORTS PLANS & ELEVATIONS
Dwg No: REDDITCH/GARAGE/01 Rev - GARAGE PLANS & ELEVATIONS

PLANNING LAYOUT

Dwg No: PLO-P1 - Rev M - Parcel 1 & 2 Layout - Planning Layout
Dwg No: PLO-P2 - Rev M - Parcel 1 & 2 Layout - Planning Layout
Dwg No: PLO-P3 - Rev M - Cricket Club Area - Planning Layout
Dwg No: PLO-P4 - Rev M – Planning Layout

MATERIALS PLAN

Dwg No: MP001/MP/004 Rev E – Materials Plan
Dwg No: 2023_11_001 concrete post & panel feather edge fence-001
Dwg No: 2023_11_009_01 Contemporary railings details-009_1
Dwg No: 2023_11_010 Typical gate-010
Dwg No: 2023_11_012_Stock proof fence-012
Dwg No: 2023_11_005 Standard screen wall-005

DESIGN STATEMENT

Design Statement – 23.11.2023 – Woods Hardwick
Mosaic Plan State Addend Green Belt-Recreation 07.12.23

FOOTPATH AND ROAD CLOSURES

Dwg No: N308-TEC08-01 – PRoW & Public Highways Stopping Up Plan Rev B
Doc: 241112 327112 S257 LT01
Doc: 241128_ELPM_Section 247 Application Form[59]
Dwg No: J32-7112-PS-006 Rev A
Dwg No: J32-7112-PS-007 Rev A

HOUSE TYPES

Detached & Semi Detached

Dwg No:17194 100 – HT141 Edgeware Floor Plans
Dwg No:17194 101 – HT141 Edgeware Elevations
Dwg No:17194 102 – HT95 Camberley Floor Plans
Dwg No:17194 103 – HT95 Camberley Elevations
Dwg No:17194 104 – HT97 Bakewell Floor Plans
Dwg No:17194 105 – HT97 Bakewell Elevations
Dwg No:17194 106 – HT43 Didsbury Floor Plans
Dwg No:17194 107 – HT43 Didsbury Elevations
Dwg No:17194 108 – HT114 Timperley Floor Plans

Dwg No:17194 109 – HT114 Timperley Elevations
Dwg No:17194 110 – HT50 Disley Semi Floor Plans
Dwg No:17194 111 – HT50 Disley Semi Elevations
Dwg No:17194 112 – HT50 Disley End Floor Plans
Dwg No:17194 113 – HT50 Disley End Elevations
Dwg No:17194 114 – HT50 Disley Mews Floor Plans
Dwg No:17194 115 – HT50 Disley Mews Elevations
Dwg No:17194 116 – HT58 Dalton Semi Floor Plans
Dwg No:17194 117 – HT58 Dalton Semi Elevations
Dwg No:17194 118 – HT49 Capesthorpe Floor Plans
Dwg No:17194 119 – HT49 Capesthorpe Elevations
Dwg No:17194 120 – HT44 Lymm Floor Plans
Dwg No:17194 121 – HT44 Lymm Elevations
Dwg No:17194 122 – Rev A – HT50 Disley Plus Floor Plans
Dwg No:17194 123 – HT50 Disley Plus Elevations
Dwg No:17194 124 – HT40 Chichester Floor Plans
Dwg No:17194 125 – HT49 Chichester Elevations
Dwg No:17194 126 – Rev A – HT114 Timperley Plus Floor Plans
Dwg No:17194 127 – HT114 Timperley Plus Elevations
Dwg No:17194 128 – HT155 Davenham Plus Floor Plans
Dwg No:17194 129 – HT155 Davenham Plus Elevations
Dwg No:17194 130 – HT51 Cotswold Floor Plans
Dwg No:17194 131 – HT51 Cotswold Plus Elevations
Dwg No:17194 132 – HT155 Davenham Floor Plans
Dwg No:17194 133 – HT155 Davenham Elevations
Dwg No:17194 134 – HT83 Rydale Floor Plans
Dwg No:17194 135 – HT83 Rydale Elevations
Dwg No:17194 136 – HT91 Knutsford Floor Plans
Dwg No:17194 137 – HT91 Knutsford Elevations
Dwg No:17194 138 – HT92 Adlington Floor Plans
Dwg No:17194 139 – HT92 Adlington Elevations
Dwg No:17194 140 – HT116 Broxton Floor Plans
Dwg No:17194 141 – HT116 Broxton Elevations
Dwg No:17194 142 – HT175 Brancaster Floor Plans
Dwg No:17194 143 – HT175 Brancaster Elevations
Dwg No:17194 144 – HT14 Malham Floor Plans
Dwg No:17194 145 – HT14 Malham Elevations
Dwg No:17194 146 – HT121 Cranleigh Floor Plans
Dwg No:17194 147 – HT121 Cranleigh Elevations
Dwg No:17194 148 – HT117 Abingdon Floor Plans
Dwg No:17194 149 – HT117 Abingdon Elevations

Apartments

Dwg No:17194 150A – Apartments Plots 1 – 9 Ground Floor Plan
Dwg No:17194 151A – Apartments Plots 1 – 9 First Floor Plan
Dwg No:17194 152A – Apartments Plots 1 – 9 Second Floor Plan
Dwg No:17194 153A – Apartments Plots 1 – 9 Elevations (1 of 2)
Dwg No:17194 154A – Apartments Plots 1 – 9 Elevations (2 of 2)
Dwg No:17194 155A – Apartments Plots 136 - 142 Ground Floor Plan
Dwg No:17194 156A – Apartments Plots 136 - 142 First Floor Plan
Dwg No:17194 157A – Apartments Plots 136 - 142 Second Floor Plan
Dwg No:17194 158A – Apartments Plots 136 - 142 Elevations (1 of 2)
Dwg No:17194 159A – Apartments Plots 136 - 142 Elevations (2 of 2)
Dwg No:17194 160A – Apartments Plots 145 - 151 Ground Floor Plan
Dwg No:17194 161A – Apartments Plots 145 – 151 First Floor Plan
Dwg No:17194 162A – Apartments Plots 145 – 151 Second Floor Plan
Dwg No:17194 163A – Apartments Plots 145 – 151 Elevations (1 of 2)
Dwg No:17194 164A – Apartments Plots 145 – 151 Elevations (2 of 2)
Dwg No:17194 165A – Apartments Plots 199 - 205 Ground Floor Plan
Dwg No:17194 166A – Apartments Plots 199 - 205 First Floor Plan
Dwg No:17194 167A – Apartments Plots 199 - 205 Second Floor Plan
Dwg No:17194 168A – Apartments Plots 199 - 205 Elevations (1 of 2)
Dwg No:17194 169A – Apartments Plots 199 - 205 Elevations (2 of 2)
Dwg No:17194 170A – Apartments Plots 263 - 268 Ground Floor Plan

Dwg No:17194 171A – Apartments Plots 263 - 268 First Floor Plan
Dwg No:17194 172A – Apartments Plots 263 - 268 Second Floor Plan
Dwg No:17194 173A – Apartments Plots 263 - 268 Elevations (1 of 2)
Dwg No:17194 174A – Apartments Plots 263 - 268 Elevations (2 of 2)
Dwg No:17194 175A – Apartments Plots 301 - 307 Ground Floor Plan
Dwg No:17194 176A – Apartments Plots 301 - 307 First Floor Plan
Dwg No:17194 177A – Apartments Plots 301 - 307 Second Floor Plan
Dwg No:17194 178A – Apartments Plots 301 - 307 Elevations (1 of 2)
Dwg No:17194 179A – Apartments Plots 301 - 307 Elevations (2 of 2)
Dwg No:17194 180A – Apartments Plots 353 - 360 Ground Floor Plan
Dwg No:17194 181A – Apartments Plots 353 - 360 First Floor Plan
Dwg No:17194 182A – Apartments Plots 353 - 360 Second Floor Plan
Dwg No:17194 183A – Apartments Plots 353 - 360 Elevations (1 of 2)
Dwg No:17194 184A – Apartments Plots 353 - 360 Elevations (2 of 2)

Apartments

Dwg No:17194 185 – Windermere – Grassmere – Ambleside Floor Plans
Dwg No:17194 186 – Windermere – Grassmere – Ambleside Elevations
RAD-WGA-543-504-605-E-01 - WAG Rev B-ELEVATIONS A3
RAD-WGA-543-504-605-P-01 - WAG Rev B-PLANS A3
Dwg No:17194 187 – HT101 Windermere Floor Plans
Dwg No:17194 188 – HT101 Windermere Elevations
Dwg No:17194 189 – HT101 Grassmere – Ambleside Floor Plans
Dwg No:17194 190 – HT101 Grassmere – Ambleside Elevations
Dwg No:17194 191 – HT104 Buxton SP Floor Plans
Dwg No:17194 192 – HT104 Buxton SP Elevations
Dwg No:17194 193 – HT104 Buxton Floor Plans
Dwg No:17194 194 – HT104 Buxton Elevations
Dwg No:17194 195 – Bramley Floor Plans
Dwg No:17194 196 – Bramley Elevations
Dwg No:17194 197 – Caldbeck SP Floor Plans
Dwg No:17194 198 – Caldbeck SP Elevations
Dwg No:17194 197 – Caldbeck Floor Plans
Dwg No:17194 198 – Caldbeck Elevations

STREET SCENES

Dwg No: 17194 1000 Rev D – Street Scenes 1 - 6
Dwg No: 17194 1001 Rev C – Street Scenes 7 - 13
Dwg No: 17194 1002 Rev C – Street Scenes 14 – 17

REFUSE STRATEGY

Dwg No: PL0-RCS-01-Refuse Collection Strategy Rev A

Daylight Assessment

784-B038963 East Lancashire Paper Mill DSO 24Nov23

Air Quality Assessment addendum

784-B038963 ELPM, Radcliffe AQ 24Nov23

Crime Impact Assessment Addendum

Crime Impact Assessment Addendum – March 2023

Adoptable Highway & Managed Areas

Adoptable Highway & Managed areas Plan-PL01-rev F

Location Plan

SK001-LP-001 - Location Plan

Topographical Survey

PL01-TS-01 - Topographical Survey

Heritage Statement

Heritage Statement Addendum

SITE PICTURES

Ref: Numbers 1 – 106

Ref: Planning Layout Overlay

Dwg No: Picture Location - PL01 - A0 1-1000

Drone Images: DJI_0049 - DJI_0072

Drone Footage: EAST LANCS PAPER MILL 1 22-6-24.mp4

Drone Footage: EAST LANCS PAPER MILL 2 22-6-24.mp4

Drone Footage: EAST LANCS PAPER MILL 3 22-6-24.mp4

ECOLOGY

20240726 eDNA and Priority Habitat Letter Report

20240819 Bat activity (interim) - East Lancs Paper Mill

20240821 Breeding bird survey - East Lancs Paper Mill

20240825 LEMP V2 - East Lancs Paper Mill

20241206 EDS - East Lancs Paper Mill

ENCLOSURES

Garden Cycle Storage

2023_12_007-011 Typical cycle bin-007

LETTER

Letter to Bury Council 06.11.2024