

DELEGATED REPORT

Report by Helen Pressley	Date of report: 21/10/2025	Ref: 72338/CONDIS
Registration: 01/09/2025	LDFC: 03/10/2025	Expiry Date: 27/10/2025
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:
		Stat Class: NREQ

Proposal: Application to discharge condition 10 (Landscaping Maintenance and Management Plan for Allotment Gardens) on planning permission 71302

Location: 50 Willow Street, Bury, BL9 7QZ

Description

Planning permission has been granted for the demolition of 4 no. buildings and the erection of a two storey apartment for supported living comprising 13 no. self-contained dwellings, a communal lounge and laundry room & 2 no. manager offices with associated parking and landscaping. The site would be accessed from Maxwell Street.

Permission has also been granted for a Variation of Condition No. 7 (drainage) of planning permission 69602 from approved from Foul & Surface Water Drainage Design Drawing C-0001, Rev P02 to Foul Surface Water Drainage Design Drawing C-0001, Rev P07.

The applicant seeks the discharge of condition 10 (landscape maintenance and management plan for allotment gardens) of permission 71302

Relevant Planning History

69602 - Demolition of 4 no. buildings and Erection of a two storey apartment for supported living comprising 13 no. self-contained dwellings, a communal lounge and laundry room & 2 no. manager offices with associated parking and landscaping - Approved with Conditions 20/09/2023

71302 - Variation of Condition No. 7 (drainage) of planning permission 69602 from approved from Foul & Surface Water Drainage Design Drawing C-0001, Rev P02 to Foul Surface Water Drainage Design Drawing C-0001, Rev P07. - Approve with Conditions 13/01/2025

Publicity

N/A

Statutory/Non-Statutory Consultations

Planning Policy - No comments to make

Pre-start Conditions - N/A

Development Plan and Policies

Issues and Analysis

Condition 10

The proposed resident allotments set out within the Planning Statement received on the 29/08/2023 and landscaping scheme drawing 669.02 shall implemented and made

available for use prior to first occupation of the building hereby approved. The identified resident allotments shall not be built upon or used for any other use other than allotments and shall be managed and maintained in accordance with a maintenance scheme that shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the building hereby approved.

Reason. *In order to make provision for the recreational needs of prospective residents pursuant to Bury Unitary Development Plan Policy RT2/2 - Recreation Provision in New Housing Development and Supplementary Planning Document 1- Open Space, Sport and Recreation Provision in New Housing Development.*

In support of their application to discharge this condition the applicant's have submitted a Landscape Maintenance and Management Plan for the allotments dated 29/08/2025.

This plan set out a 10 year landscape maintenance and management schedule that details a schedule of operations for years 1 - 5 and years 6-10. The maintenance and management and upkeep of the allotments infrastructure would be the responsibility of Irwell Valley Homes/Persona Care and Support or their appointed landscape maintenance contractor. The schedule confirms that the maintenance and management proposal should be monitored and reviewed on a regular basis and adjustments agreed as necessary to respond to any changes.

No objections are therefore raised to the discharge of this condition.

Recommendation: Approve

Conditions and Reasons:

- 1 The condition/s of application 71302 listed below are approved:
Condition 10 - Landscape Maintenance and Management Plan for Allotment Gardens

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	21/10/2025		22/10/2025