

From: Jonathan Starling <Jonathan.Starling@mottmac.com>
Sent: 02 March 2022 17:33
To: Marno, David
Cc: Van, Rob; Soames, Nicholas; 'Campbell, Andrew'; Mathers, Brian; Jack Smith; Page, Neil (Capita); Lauren Bagshaw
Subject: RE: Rew - 66697 finalising report
Attachments: 66697 Cond 8- Hutchinsons Goit Technical Note.pdf

Hi Dave

RE: Application 66697 – Hutchinson Goit - Condition 8

Please find attached a report by the site ECoW to confirm compliance with Condition 8 of the determination for Application 66697.

I trust this discharges this requirement, but please advise if any further information required.

I would be grateful if you could update the portal as necessary.

Regards

Jonathan Starling

Design Manager

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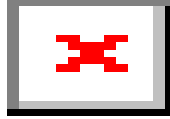
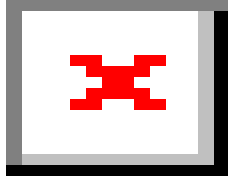
jonathan.starling@mottmac.com

From: Marno, David <D.Marno@bury.gov.uk>
Sent: 17 February 2022 10:26
To: Jack Smith <Jack.Smith@mottmac.com>; Jonathan Starling <Jonathan.Starling@mottmac.com>
Cc: Van, Rob <Rob.Van@environment-agency.gov.uk>; Soames, Nicholas <Nicholas.Soames@environment-agency.gov.uk>; 'Campbell, Andrew' <Andrew.Campbell@bam.com>; Mathers, Brian <brian.mathers@arcadis.com>
Subject: RE: Rew - 66697 finalising report

All - here you go

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From: Jack Smith [<mailto:Jack.Smith@mottmac.com>]

Sent: 17 February 2022 08:42

To: Jonathan Starling <Jonathan.Starling@mottmac.com>; Marno, David <D.Marno@bury.gov.uk>

Cc: Van, Rob <Rob.Van@environment-agency.gov.uk>; Soames, Nicholas

<Nicholas.Soames@environment-agency.gov.uk>; 'Campbell, Andrew' <Andrew.Campbell@bam.com>;

Mathers, Brian <brian.mathers@arcadis.com>

Subject: RE: Rew - 66697 finalising report

Morning Jon

Just had a look into the portal and I can't see a decision notice yet. David may have approved on the system and is just waiting for confirmation on the condition wording to get the decision notice out to us.

Jack Smith

Graduate Town Planner

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From: Jonathan Starling <Jonathan.Starling@mottmac.com>

Sent: 17 February 2022 08:04

To: Marno, David <D.Marno@bury.gov.uk>

Cc: Jack Smith <Jack.Smith@mottmac.com>; Van, Rob <Rob.Van@environment-agency.gov.uk>;

Soames, Nicholas <Nicholas.Soames@environment-agency.gov.uk>; 'Campbell, Andrew'

<Andrew.Campbell@bam.com>; Mathers, Brian <brian.mathers@arcadis.com>

Subject: RE: Rew - 66697 finalising report

Hi Dave

I can see on the portal you completed the determination yesterday anyway, so assume we are good to go with this now . I think we can work with Cond 8.

Thanks for getting this sorted.

Regards

Jonathan Starling

Design Manager

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jonathan.starling@mottmac.com

From: Jonathan Starling

Sent: 17 February 2022 07:47

To: Marno, David <D.Marno@bury.gov.uk>

Cc: Jack Smith <Jack.Smith@mottmac.com>; Van, Rob <Rob.Van@environment-agency.gov.uk>;

Soames, Nicholas <Nicholas.Soames@environment-agency.gov.uk>; 'Campbell, Andrew'

<Andrew.Campbell@bam.com>; Mathers, Brian <brian.mathers@arcadis.com>

Subject: RE: Rew - 66697 finalising report

Hi Dave

Apologies for not responding yesterday – I was on leave. Conditions all look fine - the only one I would just like to quickly check is Condition 8 just to assess potential need. I will confirm asap this morning.

If you have already processed, don't worry – I don't expect it to be an issue.

Regards

Jonathan Starling

Design Manager

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From: Marno, David <D.Marno@bury.gov.uk>

Sent: 15 February 2022 17:54

To: Jonathan Starling <Jonathan.Starling@mottmac.com>

Cc: Jack Smith <Jack.Smith@mottmac.com>; Van, Rob <Rob.Van@environment-agency.gov.uk>;

Soames, Nicholas <Nicholas.Soames@environment-agency.gov.uk>; 'Campbell, Andrew'

<Andrew.Campbell@bam.com>; Mathers, Brian <brian.mathers@arcadis.com>

Subject: RE: Rew - 66697 finalising report

Jonathan

Here's my final draft of conditions. None of them are pre-commencement.

However, there is a need to check for fauna in the working area before actually implementating, but I've placed this onus on your team to do this in line with your own documents. I can issue this on Weds 16th if you are ok with these.

Recommendation: Approve with Conditions

Conditions and Reasons:

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 and reports referenced/numbered

- Site location plan ENV0000389C-BMM-DZ-4WR-DR-T-0213623-S2-P01
- ENV0000389C-BMM-DZ-4WR-DR-S-0213437-A-C02
- General arrangement plan ENV0000389C-BMM-DZ-4WR-DR-S-0213437-S3-P03
- Preliminary Ecological Appraisal Report ENV0000389C-BMM-DZ-4ZZ-RP-EN-0301061
- Cultural Heritage Desk Based Assessment ENV0000389C-BMM-DZ-4ZZ-RP-HE-03020020
- Flood Risk Assessment ENV0000389C-BMM-DZ-4ZZ-RP-Z-0215016
- Traffic Management Plan – Radcliffe & Redvales FRMS Phase 2' dated 31/01/22
- BAA.2050 Radcliffe and Redvales FRMS Phase 2 Highways dilapidation survey Bury Road for EA works at Hutchinson's Goit Date: 02/02/2022 Version: 1.0
- Radcliffe and Redvales FRMS Phase 3 - Swan Lodge Preliminary Ecological Appraisal Report 28 October 2020

and the development shall not be carried out except in accordance with the drawings and reports 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 listed.

3 The development shall be carried out in accordance with the scope of the dilapidation survey of the footways and carriageways leading to and abutting the proposed site as set out in the report BAA.2050 Radcliffe and Redvales FRMS Phase 2 Highways dilapidation survey Bury Road for EA works at Hutchinson's Goit Date: 02/02/2022 Version: 1.0. Following

completion of the development a validation survey shall be undertaken and any required remedial works shall be implemented to an approved scope, specification and programme as approved by the Local Planning Authority.

Reason - To ensure good highway design and to maintain the integrity of the adopted highway/highway structure and surrounding road network pursuant to UDP Policy HT6/2 - Pedestrian/Vehicular Conflict

4 The site access arrangements, measures and facilities detailed in the approved 'Traffic Management Plan – Radcliffe & Redvales FRMS Phase 2' dated 31/01/22 along with measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the sites and measures to minimise dust nuisance caused by the operations, shall be adhered to throughout the construction period.

Reason - To mitigate the impact of the construction traffic generated by the proposed development on the adjacent residential streets, 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 UDP Policy HT6/2 - Pedestrian/Vehicular Conflict.

- 5 The development shall be carried out in accordance with the report BAA.2050 Radcliffe and Redvales FRMS Phase 2 Invasive Species Management Plan Hutchinson's Goit – Bury Road concerning the eradication and/or control of Japanese Knotweed (*Fallonia Japonica*, *Rouse Decraene*, *Polygonum Cuspidatum*) and Himalayan Balsam (*Impatiens Glandulifera*).
Reason. The scheme does not provide full details of the actual extent of Japanese Knotweed and Himalayan Balsam in the interest of UDP Policy EN9 - Landscape and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 6 No works to trees or shrubs shall occur between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 - Conservation of the Natural Environment and 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.
- 7 The development shall be carried out in accordance with the measures as set out within BAA.2050 Radcliffe and Redvales FRMS Phase 2 Dust, Debris & Spill Mitigation for EA works at Hutchinson's Goit Date: 03/02/2022 Version: 1.0 in order to ensure that Hutchinson's Goit and the River Irwell remain protected from construction debris and spillage. On completion of the works, the non-natural mitigation measures shall be removed from site.

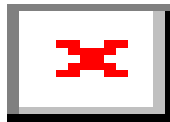
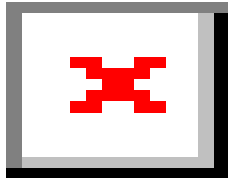
Reason: To protect the Hutchinson's Goit and the River Irwell and prevent debris and construction material from encroaching into this area pursuant to UDP Policies EN9 - Landscape, EN6/3 - Features of Ecological Value and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 8 The development shall be carried out in accordance with all the mitigation measures as outlined within Radcliffe and Redvales FRMS Phase 3 - Swan Lodge Preliminary Ecological Appraisal Report 28 October 2020; which shall include preliminary checks for fauna within the areas affected by the development. Such checks should be undertaken so as not to cause harm to protected River Fauna known to be associated with the immediate locality of the site.
Reason: to Ensure that appropriate and informed checks are undertaken in line with good ecological practice and to prevent harm to protected and important species pursuant to NPPF Chapter 15 - Conserving and Enhancing the Natural Environment.
- 9 The landscaping scheme as shown on ENV0000389C-BMM-DZ-4WR-DR-S-0213437-A-C02 Hutchinsons Goit GA Layout shall be implemented within the first available planting season which shall be confirmed on implementation of the scheme. Any trees or shrubs removed, dying or becoming severely damaged or becoming seriously

diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size and 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 EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan..

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From: Jonathan Starling [<mailto:Jonathan.Starling@mottmac.com>]

Sent: 07 February 2022 13:09

To: Marno, David <D.Marno@bury.gov.uk>

Cc: Jack Smith <Jack.Smith@mottmac.com>; Van, Rob <Rob.Van@environment-agency.gov.uk>; Soames, Nicholas <Nicholas.Soames@environment-agency.gov.uk>; 'Campbell, Andrew' <Andrew.Campbell@bam.com>; Mathers, Brian <brian.mathers@arcadis.com>

Subject: RE: Rew - 66697 finalising report

Importance: High

Hi Dave

Thank you for pushing this application forward. Please find below and attached our compiled responses on your raised concerns/clarifications. With reference to your numbering below:

- 1) See attached **Dilapidation survey** compiled for this works
- 2) See attached **prepared invasives species management plan**
- 3) See attached **accidental spillage plan** compiled for this works
- 4) Env enhancement / trees - we have reviewed the existing tree locations and can confirm that we believe the proposed embankment can be profiled around the 2 No. existing trees without needing for removal. We do not believe there will be a need to increase levels around the immediate base of the trunks, although some ground raising around the root area, particularly of the easternmost tree will be required. We recognise there is a hence an increased risk to this lifespan of this tree. We therefore propose to retain the existing trees (no tree felling proposed), but include 3 No. new trees in the works to pre-empt any need for replacement in the event of loss of this tree at a 3:1 ratio. See attached **revised GA Layout plan**.

Hopefully the above will be sufficient to discharge any potential pre-commencement conditions, but please get in touch with either myself or Andy Campbell if you need to discuss or have any queries on the above. As you know, we are literally poised on site to start this works, so your approval to commence work on site as soon as you can is appreciated.

Regards

Jonathan Starling

Design Manager

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jonathan.starling@mottmac.com

From: Marno, David <D.Marno@bury.gov.uk>

Sent: 01 February 2022 15:47

To: 'Campbell, Andrew' <Andrew.Campbell@bam.com>

Cc: Jonathan Starling <Jonathan.Starling@mottmac.com>; Holden, Joseph <Joseph.Holden@mottmac.com>

Subject: Rew - 66697 finalising report

Hi – clarification please is needed:

Engineering have suggested the following condition

1. No development shall commence unless and until a dilapidation survey of the footways and carriageways leading to and abutting the proposed site in the event that subsequent remedial works are required following construction of the development have been submitted to and agreed with the Local Planning Authority. Any required remedial works shall be implemented to an agreed scope, specification and programme and to the written satisfaction of the Local Planning Authority.

Can I have a comment on the inclusion of this suggested pre-commencement condition?

GMEU have stated:

The only potential nesting habitat that may be impacted upon, is one tree at the southern end of the proposed embankment. It is unclear from the plans provided whether this tree is to be retained or removed. ***If the tree is to be removed the standard bird nesting condition should be applied.***

Can you confirm re the tree please?

Invasive Species

Himalayan balsam, Japanese knotweed and giant hogweed are located along this section of the River Irwell. It is unclear whether any of these species will be impacted upon by this phase of the development as whilst none appear to be present within the footprint of the embankment, it is likely that the wider site where machinery will be located will be infested/contaminated by one or more of these species. I therefore recommend a condition along the following lines be applied to any permission.

2. ***Prior to any earthworks a method statement detailing eradication and/or control and/or avoidance measures for Himalayan balsam, Japanese knotweed and giant hogweed should be supplied to and agreed in writing to the LPA. The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the LPA.***

The Goit –

3. ***No development, site clearance, earth moving shall take place or material or machinery brought on site until a method statement to protect the River Irwell and Hutchinsons Goit from accidental spillages, dust and debris has been supplied to and agreed by the LPA. All measure will be implemented and maintained for the duration of the construction period in accordance with the approved details.***

General

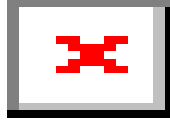
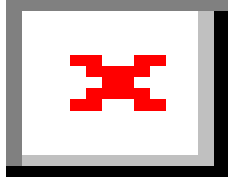
Section 170 of the NPPF 2019 states that the planning policies and decisions should contribute to and enhance the natural and local environment. The development will replace what currently appears to be species poor grassland and ruderal vegetation with an earth bank as well as causing temporary disturbance to the land between the proposed embankment, the River Irwell and Hutchinson Goit.

4. Mitigation and enhancement should be relatively simple through reseeded areas disturbed during construction and suitable seeding of the new embankment. As enhancement, I would recommend planting of one or two native trees behind the embankment. ***The details can be conditioned along the lines of a scheme shall be submitted on commencement and be implemented in accordance with the approved details. The scheme shall include what is to be planted, methodology and maintenance and any tree or species becoming dying, diseased or damaged be replaced within 5 years of the permission.***

David Marno | Head of Development Management and Building Control
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From: Campbell, Andrew [<mailto:Andrew.Campbell@bam.com>]
Sent: 31 January 2022 13:20
To: Townsend, Jennie <J.L.Townsend@bury.gov.uk>
Cc: Marno, David <D.Marno@bury.gov.uk>; Jonathan Starling <Jonathan.Starling@mottmac.com>; Holden, Joseph <Joseph.Holden@mottmac.com>; Parsons, Deirdre <D.A.Parsons@bury.gov.uk>
Subject: RR P2 Traffic Management Plan Rev6 31.01.22

Hi Jennie

With regards to our earlier conversation please see attached the updated CTMP plan for the Hutchinson's Goit EA works on Bury Road at DHL.

This is the plan I have agreed with Deirdre Parsons for manned 3-way lights.

As far as I'm aware this is the only outstanding issue with the planning permission.

We are keen to carry out these works as soon as possible. With this application running for a long time we are now at the end of the project contract and trying to fully demobilise so we would hope to carry out the works while we still have site infrastructure.

I appreciate your dept is very busy to cover for Helen's absence but I'd be very grateful if anything could be done to allow us to carry out the works. The duration is likely to be 3 to 4 days

If you or whoever is taking the case has any queries please contact me directly for the fastest way to resolve any queries.

Regards

Andy

Andy Campbell CEng MICE
Agent

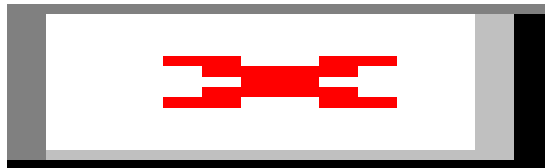
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BAA.2010 & BAA.2050 Radcliffe & Redvales Projects – Warth Business Center, Warth Road, Bury, BL9 9TB



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