

DELEGATED REPORT

Report by Helen Leach	Date of report: 15/05/2026	Ref: 72964/FUL
Registration: 13/03/2026	LDFC: 09/04/2026	Expiry Date: 12/06/2026
Site Visit: 16/03/2026	Site Notice: 16/03/2026	Press Date: 19/03/2026
Objections: 0	Con Area: N/A	Adv Type: MD
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: MAOT

Proposal: Variation of conditions 4 (remediation strategy), 6 (drainage), 7 (drainage management plan), 13 (works to River Irwell), 15 (landscaping & biodiversity enhancement scheme), 18 (highway alterations), 20 (environment management plan), 21 (forward visibility envelope), 22 (bin storage), 23 (travel plan) and 24 (cycle storage) on planning permission 69388 (3 storey civic hub building): To add a stepped access on western elevation and to allow the development to be carried out in 2 phases.

Location: 13-21 Blackburn Street, Radcliffe, Manchester, M26 1NN

Description

Extant planning permission 69388 is for the demolition of 13-21 Blackburn Street/TSB Bank and the erection of a three-storey, 15m high civic hub building containing swimming pools, fitness suites and studios, indoor climbing facility, offices, cafeteria and library; Link block between Radcliffe Market and Market Chambers buildings (following demolition of the former TSB Bank building), plus refurbishment of Market Chambers and Market Hall basement, for use as a multi-use event space and for the relocation of retail units, with associated external alterations and works and hard and soft landscaping.

The applicant seeks to vary conditions 18 to add a stepped access on the western elevation.

The other conditions (4 - remediation, 8 - noise, 21 - vehicular and pedestrian access arrangements, 22 - turning facilities, 23 - car and cycle parking and 24 - bin storage) would be varied to allow the conditions to be discharged when the respective phase is complete.

Relevant Planning History

69388 - Demolition of 13-21 Blackburn Street/TSB Bank and erection of three-storey civic hub building containing swimming pools, fitness suites and studios, indoor climbing facility, offices, cafeteria and library; Link block between Radcliffe Market and Market Chambers buildings, plus refurbishment of Market Chambers and Market Hall basement, for use as a multi-use event space, with associated external alterations and works and hard and soft landscaping at 13 - 21 Blackburn Street, Radcliffe. Approved with conditions - 26 July 2023.

71321 - Non-material amendment following grant of planning permission 69388: to amend the design of the approved windows within the Radcliffe Market Chambers building at 13 - 21 Blackburn Street, Radcliffe. Approved - 17 January 2025

Publicity

The neighbouring properties were notified by means of a letter on 16 March 2026 and a press notice was published in the Bury Times on 19 March 2026. Site notices were posted on 16 March 2026.

There has been no response.

Statutory/Non-Statutory Consultations

Traffic Section - No response received.

Pre-start Conditions - Not relevant.

Development Plan and Policies

NPPF	National Planning Policy Framework
EN1	Built Environment
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
EN1/3	Landscaping Provision
EN1/4	Street Furniture
EN1/5	Crime Prevention
EN1/7	Throughroutes and Gateways
EN2	Conservation and Listed Buildings
EN4	Energy Conservation
EN4/1	Renewable Energy
EN4/2	Energy Efficiency
EN5	Flood Protection and Defence
EN5/1	New Development and Flood Risk
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN6/4	Wildlife Links and Corridors
EN7	Pollution Control
EN7/3	Water Pollution
EN7/4	Groundwater Protection
EN7/5	Waste Water Management
EN8/2	Woodland and Tree Planting
EN10/2	Riverside and Canalside Improvement in Urban Areas
RT2	New Provision for Recreation in the Urban Area
RT2/1	Provision of New Recreation Sites
S1	Existing Shopping Centres
S1/2	Shopping in Other Town Centres
S2/2	Prime Shopping Areas and Frontages
S3/3	Improvement and Enhancement (All Centres)
S3/4	Markets
HT2	Highway Network
HT2/4	Car Parking and New Development
HT4	New Development
HT5	Accessibility For Those With Special Needs
HT5/1	Access For Those with Special Needs
HT6	Pedestrians and Cyclists
HT6/1	Pedestrian and Cyclist Movement
HT6/2	Pedestrian/Vehicular Conflict
CF1	Proposals for New and Improved Community Facilities
CF1/1	Location of New Community Facilities
TC1	Town Centres
TC1/2	Pedestrian/Vehicular Conflict in Town Centres
TC2	Town Centre Enhancement and Development
SPD11	Parking Standards in Bury
SPD16	Design and Layout of New Development in Bury

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PpE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Principle - The concept and details relating to the site's redevelopment have been approved, with a valid and extant planning permission. This application centres upon the proposed amendment to the conditions to allow the development to be completed in 2 phases - the market chambers and the hub building.

The proposed amendment to the conditions would allow the applicant to construct the development in two parts, which would allow the market chambers building to come forward first and followed by the hub building. Conditions 1, 4, 8, 21, 22, 23 and 24 would be amended to ensure that the relevant information is submitted for discharge prior to the completion or occupation of the relevant phase. The proposed amendment would not change the development proposals, only the delivery mechanism. As such, the proposal would not impact upon the amenity of the neighbouring residents or visual amenity of the site and is considered to be acceptable in principle. Therefore, the proposed development

would be in accordance with Policies EC6/1 and H1/2 of the Bury Unitary Development Plan.

Highways - The proposed development involves the addition of a stepped access in the pavement adjacent to the western access to tie in with the floor levels of the proposed hub building. The existing doors would open onto a pavement of 2 metres in width with 4 steps to reach ground floor level. A wall would be built to separate the main pavement from the stepped access. The Traffic Section has confirmed in previous meetings that there are no objections to the proposed amendment. Therefore, the proposed development would not be detrimental to highway safety and would be in accordance with Policies EN1/2 of the Bury Unitary Development Plan.

Access for all - The proposed development would involve the addition of steps from an emergency exit to the proposed hub. The applicant has confirmed that a number of options have been considered but these were not viable as they required underground services to be diverted. There were issues with tying into the levels of other buildings and landscape features which meant that the addition of steps was the only feasible option.

The proposed development would not impact upon access for able bodied users. The doors lead to a stair lobby which includes an accessible refuge where visitors could wait in safety until being assisted up or downstairs by the fire brigade. Fire fighters must escort assisted persons to a place of safety away from the building and as such, the proposed development would be no worse than the existing arrangements. Therefore, the proposed development would be accessible for all and would be in accordance with Policy HT5/1 of the Bury Unitary Development Plan.

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.

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 RADHUB-PIE-00-00-DR-L-0001 S3 C14, RADHUB-PIE-00-00-DR-L-0003 S3 C03, RADHUB-PIE-00-00-DR-L-0003 S3 C09, RADHUB-PIE-00-00-DR-L-0003 S3 C10, RADHUB-PIE-00-00-DR-L-0003 S3 C12, RADHUB-PIE-00-00-DR-L-0003 S3 C14, RADHUB-PIE-00-00-DR-L-0003 S3 C15, RADHUB-PIE-00-00-DR-L-0005 S3 C14, RADHUB-PIE-00-00-DR-L-0007 S3 C09, RADHUB-AJP-V4-ZZ-DR-C-0001 C18, RADHUB-POZ-V4-ZZ-DR-A-3000 C02, RADHUB-POZ-V4-XX-DR-A-1401 C01 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 listed.
- 3 The development shall be carried out in accordance with the Remediation Strategy approved under condition 3 of permission 69388 to the satisfaction of the Local

Planning Authority within agreed timescales; and

A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

This condition can be satisfied in phases.

Reason: To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 4 The development shall be carried out in accordance with the materials approved under condition 5 of permission 69388.
This condition can be satisfied in phases.
Reason: No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/1 Visual Amenity.
- 5 The development hereby approved shall be carried out in accordance with the Drainage strategy approved under condition 6 of permission 69388
The approved schemes shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.
Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.
This condition can be satisfied in phases.
Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution, pursuant to Policy EN5/1 of the Bury Unitary Development Plan and Section 14 of the National Planning Policy Framework.
- 6 Prior to occupation of the development a sustainable drainage management and maintenance plan for the lifetime of the development shall be submitted to the local planning authority and agreed in writing. The sustainable drainage management and maintenance plan shall include as a minimum:
 - a. Arrangements for adoption by an appropriate public body or statutory undertaker, or, management and maintenance by a resident's management company; and
 - b. Arrangements for inspection and ongoing maintenance of all elements of the sustainable drainage system to secure the operation of the surface water drainage scheme throughout its lifetime.The development shall subsequently be completed, maintained and managed in accordance with the approved plan.
This condition can be satisfied in phases.
Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development, pursuant to Policy EN5/1 of the Bury Unitary Development Plan and Section 14 of the National Planning Policy Framework.
- 7 The development shall be carried out in accordance with the details approved under condition 8 of permission 69388. Any mitigation measures shall be implemented in full in accordance with the approved details. This condition can be satisfied in phases.
Reason: In the interest of public health and to ensure protection of the public water supply, pursuant to Policy EN5/1 of the Bury Unitary Development Plan and Section 14 of the National Planning Policy Framework.

- 8 The developmetn shall be carried out in accordance with the details approved under condition 9 of permission 69388. Any mitigation measures shall be implemented in full in accordance with the approved details.
This condition can be satisfied in phases.
Reason: In the interest of public health and safety and to ensure protection of essential services, pursuant to Policy EN5/1 of the Bury Unitary Development Plan and Section 14 of the National Planning Policy Framework.
- 9 Notwithstanding the approved drawings and documents, the external balcony to the south elevation of Market Hall & Chambers shall be constructed without props or any part of the supporting structure below the design flood level of 1% AEP + allowance for climate change, details of which shall be submitted to and agreed in writing with the Local Planning Authority.
This condition can be satisfied in phases.
Reason. In the interests of public safety, pursuant to Section 14 of the National Planning Policy Framework and Policy EN5/1 of the Bury Unitary Development.
- 10 Thje development shall be carried out in accordance with the details approved under condition 11 of permission 69388. Thereafter, external lighting shall be implemented and maintained in full accordance with the agreed scheme.
This condition can be satisfied in phases.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 and EN6/3 of the Bury Unitary Development Plan and Section 15 of the National Planning Policy Framework.
- 11 The development shall be carried out in accordance with the details approved under condition 13 of permission 69388. This condition can be satisfied in phases.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 and EN6/3 of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 12 The development shall be carried out in accordance with the management methodology in the Invasive Weeds Management Plan by Stephenson Halliday, submitted with the application.
This condition can be satisfied in phases.
Reason. In order to ensure the removal/check to the spread of species that are listed as invasive non-native species under the Wildlife and Countryside Act 1981, in order to safeguard the biodiversity of the site and its surroundings, pursuant to Section 15 of the National Planning Policy Framework and policies EN6 and EN6/3 of the Bury Unitary Development Plan.
- 13 The development shall be carried out in accordance with the details approved under condition 15 of permission 69388.
The approved scheme shall thereafter be implemented to an agreed timetable and retained thereafter.
This condition can be satisfied in phases.
Reason. In order to ensure adequate protection of existing landscape features of ecological value and to achieve appropriate landscape and biodiversity enhancements as part of the development in accordance with the requirements of Policies EN6, EN6/1, EN6/2 and EN6/4 of the UDP, the National Planning Policy Framework and the Wildlife and Countryside Act 1981 (as amended).
- 14 The demolition and construction of the development hereby approved shall be undertaken in full accordance with the submitted documents 'Method of Working adjacent to the River Irwell Rev.0' (by Vinci Construction) and 'Environmental &

Flood Risk Assessment Rev.0' dated 23/05/2023.

This condition can be satisfied in phases.

Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies EN6 and EN6/3 of the Bury Unitary Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

- 15 All trees to be retained on site shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction". The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.

Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design and EN8/2 – Woodland and Tree Planting of the Bury Unitary Development Plan.

- 16 The development shall be carried out in accordance with the details approved under condition 18 of permission 69388 and the following plans:
RADHUB-PIE-00-00-DR-L-0003 S3 C12

The details subsequently approved shall be implemented to an agreed programme and to the satisfaction of the Local Planning Authority.

This condition can be satisfied in phases.

Reason. To secure the satisfactory development of the site in terms of highway safety, ensure good highway design and maintain the integrity of the adopted highway, all in the interests of highway safety, pursuant to policies EN1/2 and HT6/2 of the Bury Unitary Development Plan.

- 17 The measures and facilities detailed in the approved 'Environmental Management Plan Revision A' shall be implemented in full and be adhered to throughout the demolition and construction periods, with the measures retained and facilities used for the intended purpose for the duration of the both periods.
- Reason. To mitigate the impact of the construction traffic generated by the proposed development on the adjacent highways, ensure adequate construction traffic access and materials storage arrangements for the duration of the demolition and construction periods and that the adopted highways are kept free of deposited material from the ground works operations, pursuant to policies EN1/2 and HT6/2 of the Bury Unitary Development Plan.

- 18 The forward visibility envelope indicated on the approved plans shall be implemented in full before the development is brought into use and subsequently maintained free of obstruction above the height of 0.6m.

This condition can be satisfied in phases.

Reason. To ensure the intervisibility of the users of the site and the adjacent highways in the interests of road safety, pursuant to policies EN1/2 and HT6/2 of the Bury Unitary Development Plan.

- 19 The development hereby approved shall not be brought into use unless and until the off-highway bin storage arrangements indicated on the approved plans have been implemented in full and is available for use.

This condition can be satisfied in phases.

Reason. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling, pursuant to Policy EN1/2 of the Bury Unitary Development Plan.

- 20 Prior to first occupation of the development, a full travel plan, which shall include clear objectives and modal split targets, together with a time-bound programme of implementation, monitoring, regular review and update; and be based on the

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particulars contained within the Interim Travel Plan (by WSP – Project No. 70092923), shall be submitted to and approved in writing by the local planning authority and thereafter operated in accordance with the agreed details.

This condition can be satisfied in phases.

Reason. To promote and provide access to sustainable transport options, pursuant to Section 9 of the National Planning Policy Framework.

- 21 The secure cycle storage measures indicated in the approved plans shall be provided in full before the development hereby approved is first brought into use and shall thereafter remain available for use for the lifetime of the development.
This condition can be satisfied in phases.

Reason. To ensure adequate cycle storage and in order to promote sustainable means of travel pursuant to policy HT6/1 of the Bury Unitary Development Plan.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HL -	15/05/2026	DM	19.05.2026