

DELEGATED REPORT

Report by Helen Pressley	Date of report: 08/05/2026	Ref: 72986/CONDIS
Registration: 20/03/2026	LDfC: 27/04/2026	Expiry Date: 15/05/2026
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: NREQ

Proposal: Application to discharge condition 5 (Garden Validations for Plots 12–26, 29–32, 74–81 & Gas Validations for Plots 10–51, 62–81) on planning permission 71577

Location: Land off Parkinson Street, Bury, BL9 6NY

Description

Planning permission has been granted for the demolition of existing buildings and for the erection of 81no. dwellings. The proposal seeks permission for the construction of a mixture of 3 and 4 bed dwellings of two storeys in height. The proposed dwellings would be constructed from red brick, with blue brick detailing and marley modern grey roof tiles. The proposal seeks access from Parkinson Street.

Adjacent to the proposed access it is also proposed to construct a 42no. space car park with access to the recreation land to the north of the site.

Application to discharge condition 5 (Garden Validations for Plots 12–26, 29–32, 74–81 & Gas Validations for Plots 10–51, 62–81) on planning permission 71577

Relevant Planning History

69079 - Demolition of existing buildings and erection of 84no. dwellings with associated parking and landscaping; formation of a car park in association with the existing recreation field - Approve with Conditions 11/10/2023

70715 - Variation of conditions 3 & 10 following approval of planning permission 69079 : Plot 20 has been handed; Plots 56-57 have been handed; Parking provisions for plots 62 - 67 have been amended; Footpath in front of plots 47-51 has been removed and additional hard standing added for refuse (Condition 3); no trees have been removed but tree locations have been updated and additional hedging added (Condition 10) - Approve with Conditions 01/11/2025

71577 - Variation of conditions 3 & 10 of planning permission 69079: Reconfiguration of the layout of the dwellings proposed between plots 44 and 51 including the removal of 3no. dwellings - Approve with Conditions 07/07/2025

72453 - Application to discharge condition 5 (remediation strategy plots 1-3 and 5-11) and condition 8 (drainage management) on planning permission 71577 - Split Decision:

Condition 5 -Prior to first use: Remediation Verification. Sufficient information has been provided to recommend that the condition be discharged for plots 1 - 3 and 5-11 only.

The following conditions of application 71577 are approved:

Condition 8 - Drainage Management

Publicity

N/A

Statutory/Non-Statutory Consultations

Environmental Health - Contaminated Land – Satisfactory information has been submitted in relation to plots 12-26, 29-32 and 74-81 to recommend full discharge of condition. Plots 4, 27-28 and 33-73 can be recommended for partial discharge and full discharge will be considered upon completion of the build of these plots with the submission of garden verification information.

Pre-start Conditions - N/A

Development Plan and Policies

Issues and Analysis

Condition 5

*Following the provisions of Condition 4 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out 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.
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.*

Condition 4 (pre-commencement: site characterisation and remediation strategy) has been previously recommended for discharge.

- Gas Verification Inspection Sheets, Betts Geo Environmental dated 29/05/25 (Plots 74-81), 12/06/25 (Plots 68-73), 18/06/25 (Plots 10-12), 03/07/25 (Plots 13-17), 01/05/25 (Plots 18, 20-23), 05/05/25 (Plot 19), 15/05/25 (Plot 24-26), 17/07/25 (Plots 29-32), 01/08/25 (Plots 33, 35-36), 05/08/25 (Plots 27-28), 07/08/25 (Plots 37-38) 04/09/25 (Plots 34, 62-67) and 06/11/25 (Plots 39-40, 41-42), 17/12/25 (Plots 45-46, 50-51), 10/01/26 (Plots 48-49) and 20/02/26 (Plot 47).
- Seedfield, Betts Geo Environmental letters dated 06/11/26 (Plot 12), 10/12/25 (Plots 13-25), 03/02/26 (Plots 26 & 29-32) and 21/01/26 (Plots 74-81).
- Gas Verification Inspection Sheets, Betts Geo Environmental dated 03/12/25 (Plots 43 & 44)
- Seedfield, Betts Geo Environmental letter dated 10/12/25 (Plots 13-25) - revised to include Plot 25.
- Definition of Waste Code of Practice Declaration Receipt, QP Chris Eccles, dated 06/11/2024.

The Environment Section have confirmed that satisfactory information has been submitted in relation to plots 12-26, 29-32 and 74-81 to recommend full discharge of these plots.

Partial information (gas only) has been submitted for plots 4, 27-28 and 33-73 and full discharge will be considered upon completion of the build of these plots with the submission of garden verification information. These plots will therefore be refused.

Recommendation: Split Decision

Conditions and Reasons:

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- 1 The following condition of application 71577 is part discharged:
Condition 5 -Prior to first use: Remediation Verification. Sufficient information has been provided to recommend that the condition be discharged for plots 12-26, 29-32 and 74-81 only

The following condition of application 71577 is refused:
Condition 5 - Prior to first use: Remediation Verification. Plots 4, 27-28 and 33-73. Only gas verification has been submitted for these plots. Full discharge of these plots will be considered upon completion of the build of these plots with the submission of garden verification information.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	08/05/2026	HL	08.05.2026