

Bury Metropolitan Borough Council
Development Control
The Planning Service
3 Knowsley Place
Bury
BL9 0EJ

Date: 9 July 2025

Our ref: 66848/02/BOC/jhel/33631911v3

To Whom It May Concern

Land at Stopes Road, Little Lever: Application to Discharge Conditions 3, 4 and 6 Attached to Full Planning Permission ref. 70350

On behalf of Taylor Wimpey UK Ltd [Taylor Wimpey], Lichfields hereby submits an application to discharge Conditions, 3, 4 and 6 attached to full planning permission ref. 70350. Bury Council granted this permission on 24th April 2024

The application and accompanying details have been submitted via the Planning Portal (ref. PP-13917073) on 9th July 2025 and comprise the following:

- 1 Completed application form (via the Planning Portal);
- 2 Section 278 Agreement;
- 3 Section 50 Technical Approval;
- 4 Highway Condition Report, prepared by SLR (August 2024);
- 5 Proposed Lighting and Installation Design Layout, prepared by HDS (dwg no. 25885-D-01B);
- 6 Outdoor Lighting Report, prepared by HDS (November 2024);
- 7 General Arrangement Plan, prepared by SLR (dwg. no. 010063-SLR-HGN-XXX-DR-CH-0100 P04);
- 8 Vehicle Tracking Plan, prepared by SLR (dwg. no. 010063-SLR-HGN-XXX-DR-CH-0101 P03);
- 9 Legal Plan, prepared by SLR (dwg. no. 010063-SLR-HGN-XXX-DR-CH-0103 P01);
- 10 Contours & Drainage Plan, prepared by SLR (dwg. no. 010063-SLR-HGN-XXX-DR-CH-0500 P05);
- 11 Construction Materials Plan, prepared by SLR (dwg. no. 010063-SLR-HGN-XXX-DR-CH-0700 P04);
- 12 Construction and Environmental Management Plan, prepared by Taylor Wimpey (June 2025);
- 13 Site Audit Photos, prepared by MV Kelly (March 2025);

- 14 Mineworking Treatment Validation Report, prepared by IGE Consulting (May 2025); and,
- 15 Verification Report for Earthworks and Ground Improvement, prepared by Hydrock (November 2023).

The requisite application fee of £298.00 (plus the £85.00 Planning Portal service charge) has been paid via the Planning Portal.

The full application is relevant to the wider residential development within Bolton Council's administrative area, for which outline application ref. 13374/22 was approved on 12th January 2023, and the subsequent reserved matters application ref. 18089/24 approved on 3rd October 2024.

Condition 3

Condition 3 states:

No development other than demolition, site investigations, groundworks and remediation, shall take place unless and until full details of the following highway aspects have been submitted on a topographical survey of the site and adjacent adopted highways to the Local Planning Authority:

- 1 *Identification of all areas of existing adopted highway within the Bury Borough boundary affected by the proposed access to the development site;*
- 2 *Formation of the proposed site access onto Stopes Road in a revised position relative to the westerly/northerly kerbline to be formed on the bend in Stopes Road following the undertaking of a full swept path analysis of the bend;*
- 3 *Provision of a level/1 in 40 plateau at the junction onto the existing adopted highway;*
- 4 *Scheme of works to a scope to be agreed to reinstate the areas of redundant access/block paved hardstanding to adjacent footway levels, incorporating all reconstruction/accommodation works on both approaches to the site access and the proposed secondary emergency access to the residential site onto Stopes Road;*
- 5 *Scheme of measures/bollards to prevent vehicular access onto/use of the footway areas to be created;*
- 6 *Alteration of/improvements to the existing pedestrian refuge at the junction of A6053 Stopes Road/Stopes Road junction;*
- 7 *Scheme of works to a scope, specification and in a position to be agreed to provide the proposed remote secondary emergency access at the easterly end of the unclassified section of Stopes Road incorporating fixed and removable bollards and all associated highway remedial works, as shown indicatively on the submitted plans;*
- 8 *Scheme of works to a scope, specification and in a position to be agreed to provide the proposed remote secondary emergency access at the easterly end of the unclassified section of Stopes Road incorporating fixed and removable bollards and all associated highway remedial works, as shown indicatively on the submitted plans;*

- 9 *Proposals for the introduction of waiting restrictions to scope to be agreed at and in the vicinity of the junction of the proposed site access to be formed with Stopes Road, following a review of on-street parking at, and on the approaches to, the bend;*
- 10 *Demarcation of the limits of the existing/future adopted highway and all associated highway and highway drainage remedial works required as a result of the construction of the proposed development, boundary treatment removal and statutory undertakers connections;*
- 11 *White lining scheme for the proposed junction onto Stopes Road, the proposed estate roads and on the bend, to a scope to be agreed, incorporating all necessary alterations to existing road marking/lining required as a result of the proposed development.*

The highway works subsequently approved shall be implemented to an agreed specification and programme.'

To discharge Condition 3, a Legal Plan, Highway Condition Report, General Arrangement Plan, and Construction Materials Plan, Vehicle Tracking Plan and Contours & Drainage Plan have been prepared by SLR. The submitted plans have been approved as part of the Section 278 [S.278] Agreement and have been deemed acceptable to be undertaken under a Section 50 [S.50] Licence, both of which are submitted as part of this application.

The Legal Plan identifies the extent of adopted highway affected by the works.

The General Arrangement Plan provides the highways improvement scheme required to facilitate the development, including the formation of the proposed site access onto Stopes Road in a revised position relative to the kerb line formed on the bend in Stopes Road. This has been based on a swept path analysis, provided in the Vehicle Tracking Plan.

With regard to the plateau on to the junction with Stopes Road, this has been raised to clear an existing gas main, therefore the gradient towards the existing adopted highway is 1 in 28. This is indicated on the submitted Contours & Drainage Plan, which has been approved by the Council as part of the S.278 agreement.

The General Arrangement Plan and Construction Materials Plan detail the works and provide the materials that will be used to reinstate the areas of redundant access on both approaches to the site access and the secondary emergency access, to be constructed to the agreed specification. The plans also provide the scheme to be reinstated at the unclassified eastern end of Stopes Road. Removable bollards are shown on the plans at this end of Stopes Road and at the emergency access into the site to prevent unauthorised use. Improvements to the pedestrian refuge island on Stopes Road are also shown here.

The General Arrangement Plan similarly identifies areas where single double yellow lines will be implemented/reinstated to prevent the site access and emergency access being restricted by parked vehicles, and provides the white lining scheme for Stopes Road and the site access itself.

In addition, the submitted Highway Condition Report details the current condition of the highway within the vicinity of the site, and can be used to ensure that necessary remedial works are undertaken.

The lighting scheme for Stopes Road is also provided on Proposed Lighting and Installation Layout, with further detail provided in the Outdoor Lighting Report. The proposed lighting scheme includes a

total of six street lights, three of which have lamps with lanterns mounted at a height of 8.0m and three at 6.0m. The Proposed Lighting and Installation Design Layout provides the 1.5 Lux and 7.5 Lux contour lines for Lighting Class P3, in line with BS 5486-1:2020 for Environmental Zone E3 (suburban) / E4 (urban), as per the Institute of Lighting Professionals Guidance Note 1 for the reduction of obtrusive light (2021), and roads with a speed limit of less than 30mph and high traffic usage. The lighting scheme is also approved as part of the S.278 Agreement.

There are to be no drainage works or statutory undertaker connections as part of the S.278 works, with the outfall connection within the site boundary. As such, this is not shown in the submitted documents.

It is considered that the submitted documents and plans meet the requirements of Condition 3. Therefore, this condition can be formally discharged.

Condition 4

Condition 4 states:

'No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP) has been submitted to and agreed in writing with the Local Planning Authority and shall confirm/provide the following:

- 1 Dilapidation survey of the footways and carriageways leading to and abutting the site in the event that subsequent remedial works are required following the demolition works and construction of the development;*
- 2 Access route for vehicles from the highway network;*
- 3 Access point(s) to the site including any temporary works required to facilitate vehicular access;*
- 4 Hours of operation and number of vehicle movements;*
- 5 Proposed site hoarding/gate positions clear of appropriate visibility splays onto Stopes Road;*
- 6 A scheme of appropriate warning/speed limit signage in the vicinity of the demolition/construction site access;*
- 7 Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site;*
- 8 Parking on site of demolition, operatives' and construction vehicles together with storage on site of demolition and construction materials;*
- 9 Measures to ensure that all mud and other loose materials are not carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.*

The approved plan shall be adhered to throughout the demolition and construction periods and the measures shall be retained and facilities used for the intended purpose for the duration of both periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of construction materials.'

To discharge Condition 4, a Construction Environmental Management Plan [CEMP] (Taylor Wimpey, June 2025) and Site Audit Photos (MV Kelly, March 2025) are submitted.

The Site Audit Photos demonstrate the existing condition of the footways and carriageways leading up to the development site, providing a baseline from which the post development condition can be considered against, and any remedial work can be undertaken as necessary.

The CEMP sets out the environmental considerations for the site, of relevance to Condition 4 the CEMP notes:

- 1 Construction Traffic will access the site from Stopes Road, and will be routed to avoid sensitive roads. The existing site access will be utilised, and internally a one way system will be implemented. The internal road structure and turning heads will be constructed in accordance with the S.38 Layout for the turning of construction vehicles.
- 2 The core construction hours will be 08:00-18:00 Monday to Friday and 08:00-13:00, with no works outside of these hours, including bank holidays, unless otherwise agreed.
- 3 The entrance barrier/gates, pedestrian access, and fencing do not interfere with visibility splays onto Stopes Road.
- 4 The site entrance will be clearly indicated for site visitors with the appropriate construction signage, segregation of pedestrians and vehicles/plant and speed limitations. Construction Traffic Routeing Signs will be erected prior to works commencing, and will be maintained in good and clean condition throughout the duration of the works.
- 5 A compound will be established within the site, as provided at Figure 4 of the CEMP, providing parking for site operatives and storage for materials.
- 6 Measures will be implemented to ensure that mud is not deposited on roads, such as road sweeping,

The submitted CEMP and Site Audit Photos are considered to meet the requirements of Condition 4, therefore this condition can be formally discharged.

Condition 6

Condition 6 states:

'Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by the recorded mine entry.'

To meet the requirements of Condition 6, a Verification Report for Earthworks and Ground Improvement has been prepared by Hydrock (November 2023), and a Mineworking Treatment Validation Report has been prepared by IGE Consulting (May 2025).

The Verification Report details the site preparation and remediation works, earthworks and ground improvement, and treatment of mine entries that has been undertaken to ensure that the site is suitable for use, and notes that all required works at the site are complete.

The Validation Report provides further detail on the works undertaken, noting that drill and grout works to stabilise the wider site were undertaken from 6th January to 4th April 2025. The Mineworking Treatment Validation Report confirms that drill and grouting works on the site have been completed on a 6m primary grid in areas of proposed plots, garages, driveways and highway. The drill and grouting works are considered sufficient to stabilise the site from legacy coal mining activities, and no further remedial works in respect of underground coal mine workings on the site are required.

As such, the submitted Verification Report for Earthworks and Ground Improvement and the Mineworking Treatment Validation Report fulfil the requirements of Condition 6, and this condition can be discharged.

Conclusion

Information has been provided to satisfying the requirements of Conditions 3, 4 and 6, and as such, we consider that these Conditions can be discharged.

Should you require further information, please do not hesitate to contact me.

Yours faithfully



John Hellon

Planner

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