

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 15/12/2025	Ref: 72536/CONDIS
Registration: 13/11/2025	LDfC: 12/12/2025	Expiry Date: 08/01/2026
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: DEL
		Stat Class: NREQ

Proposal: Application to discharge condition 3 (remediation strategy/site verification report) and condition 4 (contamination/risk assessment) on planning permission 71563

Location: Site of Whittaker House, Whittaker Street, Radcliffe, Manchester, M26 2TD

Description

Application to discharge conditions on planning re 71563 - Variation of condition nos. 1, 14, 15 and 16 of planning permission 63805 in accordance with revised drawings submitted

Condition 3- Remediation verification
Condition 4 - Imported soil

Relevant Planning History

60211 - Variation of condition no. 2 (approved plans) of planning permission 59193 to facilitate the inclusion of a public footpath

- Approve with Conditions 08/07/2016

61736 - Non-material amendment following grant of planning permission 59193:

To move the building north by 900mm, and to widen the footpath along the southern boundary from 1200mm to 2000mm. - Approve 25/07/2017

67374 - Construction of 1 no. dwelling - Approve with Conditions 22/10/2021

71115 - Non-material amendment following grant of planning permission 63805 (Variation of condition no. 2 (approved plans) of planning permission 57710 to exclude plots 9-11):

Change of levels, change of road camber and modified drainage design - Approve 25/09/2024

71563 - Variation of condition nos. 1, 14, 15 and 16 of planning permission 63805 in accordance with revised drawings submitted. - Approve with Conditions 18/09/2025

23/0227 - Excavation works - 21/07/2023

Publicity

n/a

Statutory/Non-Statutory Consultations

Environmental Health - Contaminated Land - No objection to the discharge of conditions 3 and 4

Pre-start Conditions - Not relevant

Development Plan and Policies

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

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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 PfE 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.

Condition 3 - The EH Section is satisfied that the requirements of this condition have been met and that Condition 3 can be recommended for discharge.

Condition 4 - The EH Section is satisfied that the requirements of this condition have been met and that Condition 4 can be recommended for discharge.

Site Completion Report, Whittaker Street, Radcliffe, LK Consult, Reference:
LKC251444-D1-SCR-Whittaker Street, Radcliffe R0 Final, 30 October 2025.

Recommendation: Approve

Conditions and Reasons:

The following conditions are approved for discharge -

Condition 3 - Remediation Verification

Condition 4 - Imported soil

Site Completion Report, Whittaker Street, Radcliffe, LK Consult, Reference:
LKC251444-D1-SCR-Whittaker Street, Radcliffe R0 Final, 30 October 2025.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JT	15/12/25	DM	17/12/25