

22 July 2026

Our Ref: 2023.015 JD Bury



Jonathan Mumby MRTPI
Courtyard
69 Ashfield Road
Altrincham
WA15 9QN

Planning Department
Bury Council
Knowsley Place
Bury
BL9 0SW

Dear Sir/Madam,

Re: APPROVAL OF DETAILS RESERVED BY CONDITION OF CONSENT REF: 72656.

We are pleased to submit this application on behalf of JD Sports Fashion PLC, to approve details reserved by Condition 17 – Habitat Management and Monitoring Plan (HMMP).

The condition was reserved on consent ref: 72656 for:

Erection of leisure pavilion including canteen and gym facilities, together with external works including multi-use games area and 2no. padel courts along with associated parking provision, landscaping and ancillary works.

The requisite planning application fee (£309) has been paid online via the planning portal (PP-15092082).

The application is supported by the following documents:

- Covering Letter (this document); and
- Habitat Management and Monitoring Plan.

The application is accompanied by the above technical documents which are submitted to facilitate the review and subsequent discharge of the associated condition which is detailed below:

Condition 17 – The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- 1. a non-technical summary;*
- 2. the roles and responsibilities of the people or organisation(s) delivering the HMMP;*

3. *the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;*
4. *the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
5. *the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority has been submitted to, and approved in writing by, the local planning authority.*

Information Summary:

Condition 17

The submitted HMMP has been prepared by Dunham Ecology in accordance with the approved Biodiversity Gain Plan. This document provides a non-technical summary detailing its purpose and includes the roles and responsibilities of the organisation in charge of delivering the HMMP. The habitat creation and enhancement works to improve and achieve biodiversity net gain have been detailed, alongside the recommended management and monitoring strategy to maintain the habitat for a period of 30 years following the completion of the development.

It is considered that the above level of detail featured in the HMMP satisfies the minimum requirements set out in the condition wording.

On the basis of the above information and submitted document, we trust that you have all the information required to validate the approval of details reserved by condition application. Should you have any queries or require any further information, please do not hesitate to contact me.

Yours faithfully,

Jonathan Mumby MRTPI
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