

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 01/04/2026	Ref: 72797/CONDIS
Registration: 30/01/2026	LDfC: 03/03/2026	Expiry Date: 27/03/2026
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 on planning permission 70333: Condition 4 - Validation Report

Location: Land at Green Street, Radcliffe

Description

Application to discharge condition on planning permission 70333: Condition 4 - Validation Report - Phase 1 Buildings B and C

Relevant Planning History

70333 - Variation of condition no. 3 (affordable housing statement) following approval of planning permission 68998 - amendment to the tenure and unit mix - Approved 24/4/24
6899 - Construction of new mixed-use development comprising 132 apartments, bar, commercial and office spaces with associated landscaping and car parking - 27/6/23

Publicity

n/a

Statutory/Non-Statutory Consultations

Environmental Health - Contaminated Land - No objection

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 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.

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.

Condition 4 - Validation Report

Phase 1 - Buildings B and C

The Environmental Health Section are satisfied that the requirements of the condition have been met and the condition can be recommended for discharge.

Completion Report - Blocks B and C, Green Street, Radcliffe, LK Consult, Reference: LKC 21 1581-D1-SCR-Blocks B and C, Green Street, Radcliffe R0, 30 January 2026.

Invoice from Cheshire Soils and Aggregates for 27 no. loads of soil material removed from Green Street, dated 30 July 2024.

Certificate of Analysis (Chemical) for 1 no. sample of sand from a site at Eccles New Road (PP O'Connor), Envirolab, Reference: 25/05638, 11 June 2025.

Certificate of Analysis (Grading) for 1 no. sample of topsoil supplied by SED Services Ltd, NRM Laboratories, Reference: 35357-780211, 26 January 2026.

Delivery Notes for 16 no. loads of topsoil supplied by SED Services Ltd, dated 9 January to 28 February 2026.

Delivery Notes for 18 no. loads of subsoil supplied by PP O'Connor Ltd, dated 17 December 2025 to 28 January 2026.

Recommendation: Approve

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Conditions and Reasons:

The following condition is approved for part discharged -

Condition 4 - Validation Report
Phase 1 - Buildings 1 and 2

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
JT 1/4/26		DM 01.04.2026	