

DELEGATED REPORT

Report by Helen Pressley	Date of report: 05/06/2026	Ref: 72593/CONDIS
Registration: 27/11/2025	LDfC: 29/12/2025	Expiry Date: 22/01/2026
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 4 (remediation strategy plots 87, 88, 89 and 90) on planning permission 69233

Location: Site of former Riverside High School, School Street, Radcliffe, Manchester, M26 3BW

Description

Planning Permission has been granted for for a residential development comprising 90 no. two storey dwellings with associated parking and landscaping.

Application to discharge condition 4 (remediation strategy plots 87, 88, 89 and 90) on planning permission 69233.

Relevant Planning History

69233 - Residential development to erect 90 dwellings with associated parking and landscaping - Approve with Conditions 24/11/2024

70826 - Non-material amendment following grant of planning permission 69233: Levels on the site have been slightly amended - Refused 03/07/2024

72671 - Application to part discharge condition 4 (site verification - plots 1,2 & 60-68) on planning permission 69233 - Pending

72951 - Application to discharge condition 4 (site verification plots 69-75, 80 - 86 and 87-90) on planning permission 69233 - Pending

Publicity

N/A

Statutory/Non-Statutory Consultations

Environmental Health - Contaminated Land - This Section is satisfied that the requirements of Condition 4 have been met and that this condition can be recommended for discharge for the following plots only: Plots 87-90

Pre-start Conditions - N/A

Development Plan and Policies

H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H4/1	Affordable Housing
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design

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EN1/3	Landscaping Provision
EN1/5	Crime Prevention
EN5/1	New Development and Flood Risk
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
EN7	Pollution Control
EN7/1	Atmospheric Pollution
EN7/2	Noise Pollution
EN7/5	Waste Water Management
EN8/2	Woodland and Tree Planting
RT2/2	Recreation Provision in New Housing Development
HT2/4	Car Parking and New Development
HT4	New Development
HT5/1	Access For Those with Special Needs
HT6/2	Pedestrian/Vehicular Conflict
CF1/1	Location of New Community Facilities
SPD1	Open Space, Sport and Recreation Provision
SPD5	DC Policy Guidance Note 5: Affordable Housing
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
H5	Housing Improvement
H5/1	Area Improvement
NPPF	National Planning Policy Framework

Issues and Analysis

Condition 4

Following the provisions of Condition 3 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.*

The Environment Section has reviewed the information submitted by the application and has confirmed they are satisfied that the requirements of Condition 4 have been met and that this condition can be recommended for discharge for the following plots only: Plots 87-90.

Recommendation: Approve

Conditions and Reasons:

- 1 The following condition of application 69233 is part discharged:
Condition 4 - Prior to first use: Remediation Verification. Sufficient information has been provided to recommend that the condition be discharged for plots 87 - 90 only.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP 5/6/26		DM 5/6/26	