

DELEGATED REPORT

Report by Helen Pressley	Date of report: 04/08/2026	Ref: 72868/CONDIS
Registration: 04/03/2026	LDfC: 26/03/2026	Expiry Date: 29/04/2026
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 the statutory biodiversity net gain plan on planning permission 70805

Location: Land off Fletcher Fold Road, Bury, BL9 9RX

Description

Planning permission has been granted for the for the erection of 43 dwellings for the people over 55 years of age with associated car parking and landscaping. The dwellings comprise of 4 x 2no. bedroom bungalows and a three storey apartment building providing a total of 39 apartments (33no. one bedroom apartments and 6 no. two bedroom apartments) with a communal room at ground floor.

Communal landscaped gardens are proposed to the rear of the apartment blocks with parking located centrally within the built development, access from Fletcher Fold Road. Self contained gardens are proposed for the bungalows, with parking provided to the front or the side of each of these units.

Application to discharge the statutory biodiversity net gain plan on planning permission 70805

Relevant Planning History

45330 - Single storey extension - Approve with Conditions 16/11/2005

49271 - Erection of 2 metre high paladin fence to school boundary - Approve with Conditions 16/04/2008

62832 - Prior notification of proposed demolition of single storey former primary and special school - Prior Approval Required and Granted 14/06/2018

66306 - Demolition and site enabling works - Approve with Conditions 22/02/2021

70805 - Erection of 4 no. bungalows and a block of 39 no. apartments for the over 55s including communal facilities, landscaping and car parking provision - Approve with Conditions 17/12/2024

71764 - Application to discharge condition 13 (drainage scheme) & condition 25 (highways works) on planning permission 70805 - Pending

71668 - Application to discharge conditions 8 (biodiversity net gain plan) and 9 (habitat management) on planning permission 70805 - Approve 15/05/2025

71708 - Application to discharge conditions on planning permission 70805: condition 4 (protected trees), 19 (public footpath protection) and 20 (public footpath diversion) -

Approve 05/06/2025

72053 - Application to discharge condition 3 (materials) on planning permission 70805 - Approve 24/07/2025

72633 - Non-material amendment following grant of planning permission 70805 (Erection of 4 no. bungalows and a block of 39 no. apartments for the over 55s): additional lift within Stair 2; install AOVs in the roof of both stair cores, and to indicate proposed positions of PV panels - Approve 19/12/2025

73216 - Non-material amendment following grant of planning permission 70805 (Erection of 4 no. bungalows and a block of 39 no. apartments for the over 55s including communal facilities, landscaping and car parking provision): Omit three secondary windows within the apartment building - Approve 27/05/2026

Publicity

N/A

Statutory/Non-Statutory Consultations

Greater Manchester Ecology Unit - Statutory Biodiversity Gain Plan can be discharged.

Pre-start Conditions - N/A

Development Plan and Policies

EN1/2	Townscape and Built Design
EN2/3	Listed Buildings
EN6/3	Features of Ecological Value
EN7/3	Water Pollution
EN7/5	Waste Water Management
EN8/2	Woodland and Tree Planting
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
RT2/2	Recreation Provision in New Housing Development
RT3/3	Access to the Countryside
RT3/4	Recreational Routes
HT2/4	Car Parking and New Development
JP-C1	Our Integrated Network
JP-C2	Digital Connectivity
JP-C3	Our Public Transport
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-P1	Sustainable Places
JP-P6	Health
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-G1	Landscape Character
NPPF	National Planning Policy Framework
SPD1	Open Space, Sport and Recreation Provision
SPD5	DC Policy Guidance Note 5: Affordable Housing

DELEGATED REPORT

SPD6 Supplementary Planning Document 6: Alterations & Extensions
SPD11 Parking Standards in Bury

Issues and Analysis

Greater Manchester Ecology Unit have reviewed the submitted Habitat Management and Monitoring Plan (HMMP), Statutory Metric and Biodiversity Gain Plan. Some minor technical changes have been requested and submitted and as such the Statutory Biodiversity Gain Plan can be discharged.

A S016 has been completed to secure the funding for monitoring the HMMP.

Recommendation: Approve

Conditions and Reasons:

- 1 The following condition of application 70805 is approved:
Statutory Biodiversity Gain Plan

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP 04/08/2026		DM 12.08.2026	