

DELEGATED REPORT

Report by Helen Pressley	Date of report: 04/06/2026	Ref: 72998/CONDIS
Registration: 09/04/2026	LDFC: 01/05/2026	Expiry Date: 04/06/2026
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 5 (habitat management & monitoring plan - HMMP), condition 7 (bird boxes), condition 8 (surface water drainage proposals) and Statutory Biodiversity Gain Plan Condition on planning permission 72122

Location: Bleakholt Farm, Bury Old Road, Ramsbottom, Bury, BL0 0RX

Description

Planning permission has been granted for the erection of two cattery buildings to the west of the red edge site, adjacent to the existing dog kennels and cattery.

Application to discharge condition 5 (habitat management & monitoring plan - HMMP), condition 7 (bird boxes), condition 8 (surface water drainage proposals) and Statutory Biodiversity Gain Plan Condition on planning permission 72122

Relevant Planning History

72122 - Erection of two cattery buildings - Approve with Conditions 17/12/2025

73189 - Application to discharge condition 4 (imported soil) on planning permission 72122 - Refused

Publicity

N/A

Statutory/Non-Statutory Consultations

Greater Manchester Ecology Unit - Recommends discharge

United Utilities (Water and waste) - No response

Drainage Section - Satisfied condition can be discharged.

Pre-start Conditions - N/A

Development Plan and Policies

OL1/2	New Buildings in the Green Belt
EN1/2	Townscape and Built Design
EN6/3	Features of Ecological Value
EN8/2	Woodland and Tree Planting
JP-P1	Sustainable Places
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C2	Digital Connectivity
JP-G9	The Green Belt

JP-G1	Landscape Character
JP-S2	Carbon and Energy
SPD8	DC Policy Guidance Note 8 - New Buildings in the Green Belt
NPPF	National Planning Policy Framework

Issues and Analysis

Condition 5

The development shall not commence unless and until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the statutory 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.

Reason. *To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and Places for Everyone Joint Development Plan Policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.*

An HMMP is required for the six rural trees with a target of moderate condition. One has been provided utilising the defra template. Given the simplicity of the habitat planting and monitoring for six trees, GMEU are satisfied that the information provided is more than adequate. GMEU therefore have no objection to the discharge of condition 5.

Condition 7

Prior to occupation of the development hereby approved the applicant shall install one bird box on one of the retained sycamore trees adjacent to the site.

Reason. *To secure the satisfactory development of the site and ensure enhancements and net gains for biodiversity pursuant to policies JP-G8: A Net Enhancement of Biodiversity and Geodiversity and EN6/3 - Features of Ecological Value of the Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.*

Photograph evidence has been provided for the installation of two bird boxes. GMEU are satisfied that condition 7 can be discharged.

Statutory Biodiversity Gain Plan Condition

To discharge the statutory condition for this site, the final versions of the HMMP and metric need to be provided along with the biodiversity gain plan.

HMMP

This has already been agreed, assuming no further changes this part is discharged.

Statutory Metric and Biodiversity Gain Plan

The Biodiversity gain plan and statutory metrics now align and are complete. GMEU therefore have no objection to the discharge of the statutory condition.

Condition 8

Development shall not commence until details of surface water drainage proposals have been submitted to and approved by the Local Planning Authority. The scheme must be based on the hierarchy of drainage options in the National Planning Practice Guidance and be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or subsequent revisions of it. This must include assessment of potential SuDS options for surface water drainage with appropriate

calculations and test results to support the chosen solution. Design details should comply with guidance contained in the Greater Manchester's Sustainable Drainage Design Guide, March 25. Details of proposed maintenance arrangements should also be provided
Reason. *The current application contains insufficient information regarding the proposed drainage scheme to fully assess the impact. To promote sustainable development and reduce flood risk pursuant to Unitary Development Plan Policies EN7/3 - Water Pollution, EN7/5 - Waste Water Management Places for Everyone Joint Development Framework Policy JP-S4 - Flood Risk and the Water Environment and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.*

Having reviewed the submitted details, The Council's Project Engineer (Drainage) satisfied that Condition 8 can be discharged.

Recommendation: Approve

Conditions and Reasons:

- 1 The following conditions of planning permission 72122 are approved:
Condition 5 - Habitat Management and Monitoring Plan (HMMP)
Condition 7 - Bird boxes
Condition 8 - Surface Water Drainage Proposals
Statutory Biodiversity Gain Plan Condition

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	04/06/2026	DM	04.06.2026