

DELEGATED REPORT

Report by Helen Pressley	Date of report: 03/06/2026	Ref: 73189/CONDIS
Registration: 11/05/2026	LDfC: 09/06/2026	Expiry Date: 06/07/2026
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:
		Stat Class: NREQ

Proposal: Application to discharge condition 4 (imported soil) 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 4 (imported soil) on planning permission 72122

Relevant Planning History

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

72998 - 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 - Pending

Publicity

N/A

Statutory/Non-Statutory Consultations

Environmental Health - Contaminated Land - Condition can not 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 4 is as follows:

Any soil or soil forming materials to be brought to site for use in garden areas, soft

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landscaping, filling and level raising shall be tested for contamination and suitability for use. Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to the Local Planning Authority for approval prior to any soil or soil forming materials being brought onto site. The approved contamination testing shall then be carried out and validatory evidence (soil descriptions, laboratory certificates, photographs etc.) submitted to Local Planning Authority for approval prior to the development being brought into use.

The application form for this application states that the development has not yet started. Condition 4 is designed to be considered post commencement and prior to first use should soil be imported to site. The submitted report (Worms Eye, dated 29th April 2026) provides a testing procedure should soil be imported. The report also details how to undertake a watching brief (condition 3). Given this, it is not possible at this stage to consider the discharge of condition 4 of approval 72122. It is recommended that condition 3 and 4 are considered again prior to first use of the site and post completion of the development, with the necessary information being gathered during the development.

Recommendation: Refuse

Conditions and Reasons:

- 1 Condition 4 of application 72122 is refused for the following reason:

The application form for this application states that the development has not yet started. Condition 4 is designed to be considered post commencement and prior to first use should soil be imported to site. The submitted report (Worms Eye, dated 29th April 2026) provides a testing procedure should soil be imported. The report also details how to undertake a watching brief (condition 3). Given this, it is not possible at this stage to consider the discharge of condition 4 of approval 72122. It is recommended that condition 3 and 4 are considered again prior to first use of the site and post completion of the development, with the necessary information being gathered during the development.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP 03/06/2026		DM 04.06.2026	