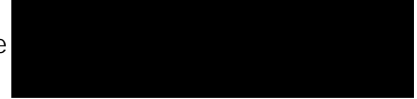




**JohnsonMowat**  
Planning & Development Consultants



Telephone  
Email



Our ref.  
Your ref. 16770/23

Submitted via Planning Portal only

26 March 2024

Dear Sir/Madam

PLANNING PERMISSION REF. 16770/23  
LAND AT CHORLEY ROAD, WESTHOUGHTON, BOLTON  
APPLICATION PURSUANT TO CONDITIONS 4,5,6,7,8,12,13  
PLANNING PORTAL REF. PP-12917871

Please find enclosed application, submitted on behalf of Harworth Group, to discharge the following conditions of planning permission ref. 16770/23 for a new access, road realignment, altered landform, planting and associated infrastructure.

The submission comprises the following plans and documents:

Condition	Submitted Material
4 – Archaeology	A6 Realignment Written Scheme of Investigation 9665.04.002 v1.2
5 – Drainage	Condition 5 Drainage Details 15992-HYD-XX-XX-TN-D-0002 P1
6 – Vegetation clearance	Vegetation Clearance Plan ref. 9665.02.008 v.1.0 Invasive Non-Native Species Strategy 9665.02.006 v1.0 Horsetail Guidance Note 9665.02.007 v1.0
7 – Ground conditions	A6 Realignment - Remediation Strategy and Verification Plan 15592-HYD-A6-XX-RP-GE-0011-P01 A6 Realignment - Ground Investigation Location Plan 15592-HYD-A6-XX-DR-GE-3001-P01 Overarching Ground Investigation Report 15592-HYD-XX-XX-RP-GE-0001-P04
8 – Tree protection	A6 Realignment Arboricultural Method Statement D9665.03.101 v1.0
12 – Soil testing	A6 Realignment - Remediation Strategy and Verification Plan 15592-HYD-A6-XX-RP-GE-0011-P01

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	A6 Realignment - Ground Investigation Location Plan 15592-HYD-A6-XX-DR-GE-3001-P01
13 – Tree inspection	Vegetation Clearance Plan 9665.02.008 v.1.0

Please see the explanatory notes appended to this letter.

I trust that the submitted documents satisfy the requirements of the conditions and will allow confirmation of discharge as soon as possible.

If you have any queries or there are any matters that it would assist to discuss further, then please contact me by email or by the telephone number above. Otherwise, I would be grateful to receive confirmation of the validation of this application and the target date for determination.

Yours faithfully



Hamish Robertshaw  
Director

Enc.

cc. Harworth Group  
Walker Sime

## Explanatory Notes / Introduction

In conjunction with works to deliver the approved employment development (LPA ref. 16776/23), Harworth Group is preparing to commence highway realignment and access creation works under planning permission ref. 16770/23.

This submission seeks discharge of the pre-commencement conditions (or pre-commencement elements thereof).

Partial discharge is sought for conditions 7 and 12. Full discharge shall be sought following completion of the works with submission of any verification report as required.

Explanatory information in relation to each of the conditions is provided below.

## Condition 4 – Archaeology

Condition 4 of planning permission 16770/23 states:

No development shall take place until the applicant or their agents or successors in title has secured the implementation of a programme of archaeological works. The works are to be undertaken in accordance with a Written Scheme of Investigation (WSI) submitted to and approved in writing by the local planning authority. The WSI shall cover the following:

1. Informed by the North West Historic Environment Research Framework, a phased programme and methodology of investigation and recording to include:
  - i - an archaeological watching brief undertaken during groundworks
  - ii - informed by the above, targeted more detailed excavation/investigation.
2. A programme for post investigation assessment to include:
  - i - analysis of the site investigations records and finds
  - ii - production of a final report on the investigation results.
3. Deposition of the final report with the Greater Manchester Historic Environment Record.
4. Dissemination of the results commensurate with their significance.
5. Provision for archive deposition of the report and records of the site investigation.
6. Nomination of a competent person or persons/organisation to undertake the works set out within the approved WSI.

## Explanatory Notes

The 'A6 Realignment Written Scheme of Investigation' ref. 9665.04.002 v1.2 prepared by TEP is submitted to satisfy the requirement for a Written Scheme of Investigation (WSI) submitted to and approved in writing by the local planning authority. For information, Greater Manchester Archaeological Advisory Service (GMAAS) has reviewed a draft of this WSI and informally indicated agreement to its content.

Prior to commencement of the development, Harworth Group shall 'secure the implementation of a programme of archaeological works' to be undertaken in accordance with the approved WSI. This shall be in the form of the appointment of an archaeological contractor to undertake the investigation as specified during the progression of development works, and then to undertake corresponding analysis, reporting and deposition as required.

The condition does not require the applicant to make further submission or seek approval of the appointment of the archaeological contractor or the written outputs. Notwithstanding this, Harworth Group and its contractors shall act in conformity to the requirements of the condition and WSI, in consultation with the LPA and GMAAS as may be required.

## Condition 5 – Drainage

Condition 5 of planning permission 16770/23 states:

Prior to the commencement of any groundworks, full details of the proposed temporary and/or permanent surface water drainage works shall be submitted to and approved in writing by the local planning authority. Before these details are submitted an assessment shall be carried out to investigate the potential for disposing of surface water by means of a sustainable drainage system in accordance with the principles set out in the National Planning Policy Framework, and the results of the assessment provided to the Local Planning Authority. Where a sustainable drainage system is to be provided, the submitted details shall:

- 1) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of the receiving groundwater and/or surface waters.
- 2) Include a timetable for its implementation, and
- 3) Provide a management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime

The approved works shall be implemented in full prior to the road being first opened for use by traffic and those works as approved shall be retained thereafter in accordance with the approved details.

## Explanatory Notes

The 'Condition 5 Technical Note' ref. 15992-HYD-XX-XX-TN-D-0002 P1 prepared by Hydrock provides the drainage details to satisfy the above condition.

## Condition 6 – Vegetation Clearance

Condition 6 of planning permission 16770/23 states:

Prior to the commencement of any phase of works hereby permitted, a Vegetation Clearance Plan shall be submitted to and approved in writing by the local planning authority. The Plan shall include details of:

- i. Pre-commencement inspection of trees to be felled for bat roost potential by a licensed ecologist, with works applicable done under the supervision of an ecologist;
- ii. A clearance programme (including grassland, tree and scrub vegetation removal) and Reasonable Avoidance Measures Method Statement to protect species as detailed in the ES Addendum paragraphs 7.64 to 7.71.
- iii. A Non-Native Species Strategy.

The approved details shall be complied with throughout the duration of The vegetation clearance works.

## Explanatory Notes

The following documents prepared by TEP are submitted to satisfy the above condition:

Vegetation Clearance Plan ref. 9665.02.008 v.1.0  
Invasive Non-Native Species Strategy 9665.02.006 v1.0  
Horsetail Guidance Note 9665.02.007 v1.0

Section 2 of the Vegetation Clearance Plan details the pre-commencement inspection for bats that was undertaken in February 2024. Section 4 provides the programme and sections 5-8 are the Reasonable Avoidance Measures Method Statements. Section 9 and the associated document provide the Non-Native Species Strategy.

## Condition 7 – Ground Conditions

Condition 7 of planning permission 16770/23 states:

The development hereby approved shall be carried out in full accordance with the following approved Preliminary Risk Assessment: Wingates Industrial Estate, dated 14th August 2023 (ref: 15592-HYD-XX-XX-RP-GE-0010-S2-P01) by Hydrock.

Prior to commencement and before any physical site investigation, a methodology shall be approved by the Local Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration. Provision of a comprehensive site investigation and risk assessment examining identified potential pollutant linkages in the Preliminary Risk Assessment should be presented and approved by the Local Planning Authority.

Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment shall be approved by the Local Planning Authority prior to implementation.

Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.

Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the Local Planning Authority.

The discharge of this planning condition will be given in writing by the Local Planning Authority on completion of the development and once all information specified within this condition and other requested information have been provided to the satisfaction of the Local Planning Authority and occupation/use of the development shall not commence until this time, unless otherwise agreed by the Local Planning Authority.

## Explanatory Notes

The Remediation Strategy and Verification Plan ref. 15592-HYD-A6-XX-RP-GE-0011 prepared by Hydrock is submitted to satisfy the pre-commencement elements of the above condition (paragraphs 2 and 3). Further submissions shall then be made during or following the works to satisfy the requirements of paragraphs 4-6.

At this stage, the local authority is requested to confirm the partial discharge of this condition, comprising the pre-commencement elements only.

For ease of reference, the overarching Ground Investigation Report (ref. 15592-HYD-XX-XX-RP-GE-0001-P04) which has previously been submitted to and approved by the Council (ref. 13224/22) is also included within this submission.

## Condition 8 – Tree Protection

Condition 8 of planning permission 16770/23 states:

Prior to the commencement of any phase of works hereby permitted an Arboricultural Method Statement setting out details of tree and hedgerow protection measures (including protective fencing) shall be submitted and approved in writing by the local planning authority. The development shall only be carried out in accordance with the approved Arboricultural Method Statement.

## Explanatory Notes

The Arboricultural Method Statement for A6 Realignment Works ref. D9665.03.101 v1.0 prepared by TEP is submitted to satisfy the above condition.



## Condition 12 – Soil Testing

Condition 12 of planning permission 16770/23 states:

No soil or soil forming materials shall be brought to the site until a testing methodology including testing schedules, sampling frequencies, allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information has been submitted to and approved in writing by the Local Planning Authority. The approved testing methodology shall be implemented in full during the importation of soil or soil forming material.

Prior to the road being first used open for use by traffic a verification report including soil descriptions, laboratory certificates and photographs shall submitted to and approved in writing by the Local Planning Authority.

### Explanatory Notes

The Remediation Strategy and Verification Plan ref. 15592-HYD-A6-XX-RP-GE-0011 prepared by Hydrock is submitted to satisfy the pre-commencement elements of the above condition (paragraph 1). A further submission shall then be made following the works to satisfy the requirements of paragraph 2.

At this stage, the local authority is requested to confirm the partial discharge of this condition, comprising the pre-commencement elements only.

## Condition 13 – Tree Inspection

Condition 13 of planning permission 16770/23 states:

Prior to the commencement of vegetation clearance, as referred in the ES Addendum paragraph 7.69, tree T2 (tree T31 in the AIA) shall be subject to a survey by a suitably qualified expert to identify the presence or absence of any bat habitat. The survey shall be submitted to and approved in writing by the Local Planning Authority prior to any vegetation clearance. Should a habitat be present, a Reasonable Avoidance Measures Method Statement shall be submitted to and approved in writing by the local planning authority. The approved details shall be complied with throughout the duration of the vegetation clearance works.

## Explanatory Notes

Paragraph 7.69 of the ES Addendum states:

Tree T2 identified as having low bat roost potential is required to be felled to facilitate the A6 diversion. This will be done under supervision of a licensed ecologist using RAMs such as soft-felling techniques. These will be detailed within the CEMP. These RAMs will be the same as for the felling of the low potential ash tree, previously included in the Original Assessment.

The Vegetation Clearance Plan ref. 9665.02.008 v.1.0 prepared by TEP is submitted to satisfy this condition. Section 2 of this document details the pre-commencement inspection for bats that was undertaken in February 2024.