

REPORT FOR DECISION

MEETING: PLANNING CONTROL COMMITTEE
DATE: 19 OCTOBER 2010
SUBJECT: SECTION 106 OBLIGATIONS
REPORT FROM: DEVELOPMENT MANAGER
CONTACT OFFICER: PHILIPPA GIBBON

TYPE OF DECISION: COUNCIL

FREEDOM OF INFORMATION/STATUS: This paper is within the public domain

SUMMARY: The Report outlines the contributions made by S106 obligations in the past 3 years and summarises agreements that are outstanding.

OPTIONS & RECOMMENDED OPTION The Committee is recommended to the note the report.

IMPLICATIONS:

Corporate Aims/Policy Framework: Do the proposals accord with the Policy Framework? N/A

Financial Implications and Risk Considerations: N/A

Statement by Director of Finance and E-Government: N/A

Equality/Diversity implications: N/A

Considered by Monitoring Officer: N/A

Are there any legal implications? N/A

Staffing/ICT/Property: N/A

Wards Affected: All

Scrutiny Interest: N/A

TRACKING/PROCESS

EXECUTIVE DIRECTOR:

Chief Executive/ Management Board	Executive Member/Chair	Ward Members	Partners
Scrutiny Commission	Executive	Committee	Council

1.0 BACKGROUND

- 1.1 Section 106 obligations are legal contracts between the Local Planning Authority and the developer secured in order to allow the granting of planning permission. These obligations are then secured as a land charge on any successive land owner of the application site.
- 1.2 The details of the obligations are controlled by statute and must relate to established planning issues that can only be resolved by way of a legal obligation. Obligations often involve the payment of commuted sums, for example recreation contributions, compensation for loss of employment land and contributions towards ecological improvements. Section 106 obligations may also include non-financial obligations such as provision of on-site artwork, affordable housing or the transfer of land.
- 1.3 This report outlines the contributions provided by Section 106 obligations in the past three years and identifies those Agreements where obligations have not been met those with outstanding matters and those where triggers have not yet been reached.

2.0 SCHEMES PROVIDED

- 2.1 A list of schemes provided as a result of financial contributions is attached to this report at Appendix A. The overall expenditure is broken down in the table below. Please note that information on public art expenditure is as up-to-date as it can be at this time, as some matters are still being processed by the Principal Arts Officer:

2.2

Expenditure type	Total amount spent 2007 - 2010
Recreation	£625,677.79
Public art	£73,249.28
Employment enabling works	£124,811.05
CCTV	£85,000.00
Shopmobility	£82,000.00
Town Centre Manager	£120,000.00
Clerke Street Study	£16,600.00
Footpath works	£36,600.00
TOTAL	£1,163,938.12

- 2.3 A large proportion of the schemes provided are for recreation purposes and include the following:
- improvements to Brandlesholme Play Area;

- improvements to Close Park;
- footpaths in Whitehead Park and St. Mary's Park;
- Work to Whitefield Town Hall Garden and pond;
- Elton Ball Zone;
- DDA works in Bury West;
- improvements to Hoyle's Park, resulting in a Green Flag Award;
- Hoyle's adventure play / ball park;
- Radcliffe Skate Park improvements;
- upgraded football pitches at Redbank Playing Fields;
- refurbishment of the pavilion at Allen's Green Bowling Club;
- provision of a Ball Zone at St. Ann's playing field, Tottington.

2.4 Contributions have also been spent on public art, including the provision of public art at Close Park and at the Chapelfield Mill development, Stand Lane, Radcliffe, as shown below:

Close Park



Chapelfield Mill



2.5 The Rock development has attracted significant Section 106 contributions. The relocation of Bury United Reform Church resulted in a £20,000 contribution to The Wyld / Church Walk cycle link. The Rock development itself has resulted in contributions for CCTV, shopmobility, pedestrian improvement works and funded the Town Centre Manager post for a period of three years. Public Art has also been provided on site.

2.6 In addition to provision made following the receipt of commuted sums, Section 106 agreements may also require developers to carry out works or make provision on site for affordable housing. A total of 99 affordable dwellings have been completed as a result of Section 106 agreements, 74 of which have been sold or are under offer. In addition, £359,594.25 commuted sum payments have been received for affordable housing (as yet unspent). Land has also been transferred for recreation and environmental projects, such as the Woolfold Gap scheme and at Kirklees Valley

3.0 OUTSTANDING OBLIGATIONS

- 3.1 A list of all outstanding obligations is attached to this report at Appendix B. These are divided into those where triggers have been reached, identifying the actions that are being taken to recover overdue contributions and non-financial obligations; and those where triggers have not yet been reached, for example because development has not started or insufficient dwellings have been completed.

Outstanding S106 Obligations where triggers have been reached

- 3.2 In summary, 23 developments have been identified as having outstanding obligations that are overdue. Of these, 16 require financial contributions, totalling £266,171.73. These contributions can be broken down as shown in the table below:

Requirement	Total amount negotiated
Recreation	£146,671.73
Public art	£97,000.00
Canal corridor contribution	£22,500.00
TOTAL	£266,171.73

- 3.3 In addition, the provision of on-site public art is outstanding on five schemes and three land transfers are due.
- 3.4 The actions that have been taken to enforce the outstanding obligations are detailed in Appendix B. When a breach of a planning agreement is identified, a letter is initially sent by the Monitoring and Research Officer, identifying the action that needs to be taken in order to comply with the Section 106 obligation. If no response is received, details of the breach are passed to the Council Solicitor for further action to be taken. As a last resort if payment is not received, commuted sums due under a Section 106 agreement may be enforced as a civil debt in either the County Court or the High Court. Non-financial obligations may be enforced by way of a court injunction.

Section 106 Agreements not yet triggered

- 3.5 Appendix B also details development sites where Section 106 obligations have been negotiated as part of the planning approval process, but the triggers have not yet been reached, for example because development has not yet commenced or insufficient dwellings have been completed.
- 3.6 The total sum of financial contributions required under these agreements is £2,071,814.02.

Requirement	Total amount negotiated
Recreation	£506,217.60
Public art	£223,446.21
Compensation for loss of employment	£649,592.41
Transport	£397,200.00
Footpaths (including Kirklees Brook Link)	£85,000.00
Canal corridor contribution	£153,358.80
Ecology	£57,000.00
TOTAL	£2,071,814.02

- 3.7 It is important to note that these developments may not all proceed as planned and there is therefore no guarantee that these funds will ever be received. However, the requirements of the s106 do remain as a land charge and may be recovered at some future point. The terms of each Section 106 obligation will also specify how these funds can be spent. These contributions can be broken down as shown in the table above.
- 3.8 In relation to non-financial contributions, these agreements require the following:
- 105 affordable dwellings;
 - On site public art on three sites;
 - Transfer of recreation land and land for provision of Kirklees Brook link at the Olives Paper Mill site;
 - Footpaths and Metrolink crossing at Townside, subject to obtaining necessary consents;
 - Habitat enhancement scheme at Church Buildings, Warth Road, Bury;
 - Riverside walkway at the East Lancashire Papermill site;
 - Formation of a wildlife link, transfer of land and construction of a cycle way at the former railway track off Ainsworth Road, Radcliffe;
 - Phased completion of employment development alongside housing development at Elton Cop Dyeworks, Walshaw Road, Bury and land at Dumers Lane and Morris Street, Radcliffe.

4.0 CONCLUSION

- 4.1 Section 106 obligations have led to significant investment and improvement across the Borough, and the role of Planning in securing financial contributions and non-financial achievements should be noted.
- 4.2 The Council is now taking a more proactive approach to ensuring Section 106 obligations are complied with. This will involve monitoring development sites with outstanding Section 106 obligations every six months, to identify whether triggers have been reached, and taking action where necessary to recover funds or require non-financial obligations to be met.

List of Background Papers:-

Appendix A - Schemes provided via Section 106 commuted sums
Appendix B – Outstanding Obligations

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APPENDIX A – SCHEMES PROVIDED VIA S106 COMMUTED SUMS

Type of contribution	Scheme provided / location	Money spent
Recreation	Brandlesholme Play Area	£20,590.00
Recreation	Close Park	£6,446.00
Recreation	Whitehead Park footpaths	£40,477.00
Recreation	Whitefield Town Hall Garden and Pond	£23,896.00
Recreation	Elton Ball Zone	£29,693.00
Recreation	DDA works Bury West	£8,274.11
Recreation	St. Mary's Park paths	£34,910.00
Recreation	Hoyles Park Green Flag	£11,527.18
Recreation	Hoyles adventure play / ball park	£7,600.00
Recreation	Radcliffe Skate Park (partly S106 funded)	£46,754.00
Recreation	Brandlesholme Play Area	£10,651.00
Recreation	Former Bury General site	£3,420.00
Recreation	Manchester Road Park	£24,924.88
Recreation	Clarence Park	£64,988.00
Recreation	Redbank pitches	£101,273.00
Recreation	Allens Green Pavillion	£95,029.00
Recreation	Tottington Ball Zone: St. Ann's playing field, Tottington	£53,966.22
Recreation	Bolton Road Park improvements	£29,541.12
Recreation	Hollins Bowling Green	£11,717.28
Employment	Provision of enabling infrastructure – contribution towards access road: Chamberball Bury	£124,811.05
CCTV	Contribution to CCTV: The Rock, Bury	£85,000.00
Shopmobility	Contribution to shopmobility: The Rock, Bury	£82,000.00
Town Centre Management	Employment of town centre manager: The Rock, Bury	£120,000.00
Other	Pedestrian link to Bury market: The Rock, Bury	£16,600.00
Other	Clarke Street study (as part of Bury but Better) : The Rock, Bury	£16,600.00
Transport (footpaths)	The Wylde / Church Walk cycle link: Adjacent to new Bury United Reform Church, Bury	£20,000.00
Public art	Sculptures and sensory garden at Close Park (mostly spent in 2006)	£47,549.28
Public art	'Standstill' sculpture: Stand Lane, Radcliffe (Chapelfield Mill)	£25,000.00
Public art	Culture Quarter	£700.00
TOTAL		£1,163,938.12

APPENDIX B – OUTSTANDING OBLIGATIONS

S106 agreements where triggers have been reached

Application	Site	Description	Outstanding Obligations	Action
36632, 40345	Land off Gigg Lane, Bury	152 dwellings	Transfer of land	The boundary of the land was incorrect on the original S106 agreement – a Deed of Variation is being prepared to update the boundary, then the transfer will take place.
36520, 41515	Radcliffe Paper Mill	Residential development – 281 dwellings	1 piece of land to be transferred	Conveyancing is in progress
37894	Former Manor Park Nursing Homes, Scholes Lane, Prestwich (now known as The Residences)	Erection of 9 flats, 10 houses and 12 garages and conversion and extension of existing property to provide 9 flats.	£11,470.44 recreation payment. On site public art.	Previous letters have been ignored. Legal Services have threatened to take action, and the developer has now promised to pay and provide the art.
38133	Tottington Methodist Church Hall, Wesley Street, Tottington	Conversion of church hall to 15 apartments	£4,682.70 recreation payment.	Non-compliance letter sent 16/9/10 giving 21 days to pay. Legal action will be taken if the payment is not received.
38312, 39060, 49447	Land east of Brandlesholme Road and west of Woodhill Road, Bury	38312: 2 dwellings 39060: 5 detached houses 49447: 3 detached houses	Transfer of land. Provision of recreational path / cycleway link.	Discussions are ongoing to attempt to ensure the obligations are met, however a Compulsory Purchase Order has been secured and is available as a back up, should negotiations prove unsuccessful.
38586, 40942	Former Bibby and Baron Premises, Dumers Lane, Bury	Residential and mixed use employment development	On site public art.	Non-compliance letter sent 4/10/10.
39543, 40419, 41039	Orchard Court, Manchester Road, Bury	Erection of 48 one and two bedroom apartments with associated car parking.	£15,766.72 recreation payment. On site public art.	Awaiting confirmation of whether the gates are the public art.

Application	Site	Description	Outstanding Obligations	Action
40031	Land at Greengate Lane, Prestwich (now known as Ash Lea Court)	1 block of 12 apartments, 1 block of 4 townhouses, access and parking	£6,377.32 recreation payment.	Previous letters have been ignored. Passed to Legal Services for further action.
40095	Land off Roach Bank Road, Pilsworth, Bury	Erection of 2 storey office development consisting of 7 units	£10,000 public art payment.	Non-compliance letter sent 23/9/10 giving 21 days to pay. Legal action will be taken if the payment is not received.
40174	Former Garden Centre, Tottington Road, Bury (now known as Riverbank apartments)	17 apartments	£5,563.76 recreation payment.	Awaiting confirmation of whether the amount due was increased by subsequent applications to increase the number of dwellings.
40190	Former Sainsbury's Site, Fairfax Road, Prestwich	Demolition of existing buildings and new build mixed use development comprising of retail, food and drink and leisure on the ground floor	£1,779.60 recreation payment (underpayment - £51,608.40 has been received, but £53,388 was due)	Non-compliance letter sent 23/9/10 giving 21 days to pay. Legal action will be taken if the payment is not received.
40350	Rear of Brookshaw Street, Bury (now known as Clarence Close)	19 dwellings	£5,390.84 recreation payment.	Previous letters have been ignored. Passed to Legal Services for further action.
40947	Manchester Maccabi AFC, Bury Old Road, Prestwich	Erection of sports clubhouse, 2 no. floodlit external all weather pitches, associated car parking, servicing and landscaping, ball stop fencing to grass pitches	£10,000 public art payment.	Previous letters have been ignored. Passed to Legal Services for further action.
41835	Vanguard Paper Mill Site, Ashworth Street, Bury	Demolition of existing mill and erection of 60 mixed residential dwellings	Public art to be provided off site.	The art work has been agreed (benches) and is due to be installed in Burrs Country Park.
42383	Former Cussons Site, Alfred Street, Bury	106 dwellings	£1,000 public art project management costs to be reimbursed.	Awaiting confirmation that project management costs have been incurred.
42687	Heaton Lodge, Bury Old Road, Prestwich	Five storey block of 11 apartments	£4,029.96 recreation payment.	Previous letters have been ignored. Passed to Legal Services for further action.

Application	Site	Description	Outstanding Obligations	Action
42757	Tagg Wood Works, Regent Street, Ramsbottom	Residential development – 91 dwellings	£40,000 public art payment. £58,291.83 recreation payment.	Need to confirm that the recreation payment is outstanding.
43920	George Hotel, George Street, Prestwich (now known as Sedgley Gardens)	Retail development and 24 apartments	On site public art. £1,000 public art maintenance payment.	Negotiations with the developer are ongoing.
44465	Land at Bury Road and Park Street, Radcliffe	40 apartments in 5 no. blocks	£14,377.60 recreation payment.	Current enforcement investigation.
44581, 50779	Woodhill Mill, Bury Boot and Shoe, Brandlesholme Road, Bury	Conversion of former industrial warehouse to 46 residential units and 8 workspaces	£35,000 public art payment. £18,940.96 recreation payment.	Legal Services are chasing payment.
50811	Apex Works, Water Street, Radcliffe	Erection of three units in one block to form Tesco Express Supermarket (Class A1), Subway (Class A3) and a class A1 shop unit with associated car parking, servicing and landscaping	£22,500 canal corridor contribution.	Legal Services are chasing payment.

S106 agreements not yet triggered

Application	Site	Description	Requirements	Current Status
41469 42905 43846 52395	Former Claremont Elderly Persons Home, Bury New Road, Prestwich	Erection of block of 48 apartments and 8 penthouses with associated basement car parking 42905: Addition of 2 roof mounted penthouses 43846: 36 apartments, 14 duplex apartments and 2 roof mounted penthouses 52395: Application to extend time limit	On site art to be provided to a value of £25,000, to be agreed prior to commencement. £23,718.24 due for recreation prior to first occupation	Not commenced.
41885	Land at the junction of Walmersley Road / Vernon Street, Bury	12 apartments	£3,915.12 due for recreation prior to 1 st occupation.	Footings have been laid but site has been mothballed.
43048	Fletcher Bank Quarry, Ramsbottom	Quarry extension; construction, demolition & excavation waste landfill operation; construction & demolition waste recycling facility; green waste composting facility	£10,000 due for vehicle activated signs within 14 days of commencement.	Not commenced.
44967	Old Dunsters Farm, Hebburn Drive, Bury	Residential development - 22 no. apartments	£7,907.68 recreation payment due prior to occupation of the 11 th unit.	Development commenced – none completed.
45116	Prospect House, 229 Whalley Road, Shuttleworth	Conversion to 12 no. two bedroom flats & 2 no. 3 bedroom flats	£5,032.16 due upon 1 st occupation.	Not commenced.
45274	Former P J Power Site, Millett Street, Bury, BL9 0JA	Demolition of offices & services yard; erection of 21 apartments in four storey block & new office accommodation within three storey block	£7,548.24 recreation payment due upon 1st occupation.	Development commenced – none completed.
45598	Former East Lancs Papermill Site, Cock Clod Street, Radcliffe (Radcliffe Riverside)	Hybrid outline application for mixed use development comprising Class B1, B2, B8, industry, residential development, water feature, open space and full application for secondary school and highway infrastructure.	£37,000 ecological payment, £20,000 environmental monitoring payment, £196,440 Metrolink payment, £10,000 Irwell Bridge payment due prior to commencement (excluding preparatory works). Transfer of riverside walkway prior to occupation of 30% of the dwellings, and payment of £10,000 maintenance sum. £120,000 canal restoration payment and £53,760 GMPTE car park improvement prior to occupation of 60% of the dwelling. All payments index linked.	Not commenced.

Application	Site	Description	Requirements	Current Status
46049	Walmerley Brewery, Walmersley Road, Bury	Part conversion / part demolition & new build to create 23 residential units	£14,384.62 recreation payment due upon 1 st occupation.	Development commenced – none completed.
46286, 48166	Elton Cop Dyeworks, Walshaw Road, Bury	Mixed use development (Class B1 – Business) and residential development of 79 no. dwellings	£25,000 for public art, £26,897.32 for recreation, £45,000 for transport facilities, all prior to 1 st occupation. Completion of employment development to be phased in with completion of the housing development. Provision of puffin crossing. On site affordable housing – 21 dwellings.	Site preparation has been carried out but nothing has been built.
47200	Townside Fields, Bury	Mixed use development	Layout and maintain footpaths and layout at grade Metrolink crossing, subject to obtaining necessary consents prior to substantial completion.	Development commenced.
47911	Church Buildings, Warth Road, Bury	Outline application for residential development	Submit habitat enhancement / wildlife improvement scheme prior to commencement.	Outline permission only.
48574	Land at Hutchinson Way / Hindle Street, Radcliffe	Demolition of existing day nursery and two houses; construction of 70 apartments with semi-basement parking; construction of new day nursery with associated surface car parking.	£27,487.60 recreation and £25,000 footbridge payments due upon commencement, £25,000 public art payment due prior to 1st occupation. On site affordable housing – 18 dwellings.	Not commenced.
48659	St Anne's House, North Street, Radcliffe, M26 2RN	Demolition of existing building and construction of 36 no. apartment with 36 no. car parking spaces.	£14,136.48 recreation payment and £19,500 art payment due upon 1st occupation. On site affordable housing – 9 dwellings.	Not commenced.
49310, 52012	Former railway track off Ainsworth Road, Radcliffe	Erection of 13 dwellings (Phase 1)	£12,089.05 recreation payment, £16,668.90 wildlife link maintenance payment, formation of wildlife link and transfer of land, construction of a cycleway.	Not commenced.
49570	Rainsough Brew, 49 Rainsough Brow, Prestwich	Demolition of public house and erection of block of 14 apartments.	£5,764.64 due for recreation upon first occupation.	Not commenced.
49607	Land at Bolton Road, Bury	Erection of 14 employment units within Class B1, B2, and B8 with ancillary trade sales areas.	£23,000 public art payment due on occupation of the 7th unit.	Not commenced.

Application	Site	Description	Requirements	Current Status
49636	Irwell Bridge Mill, Kenyon Street, Ramsbottom	Proposed selective and partial demolition, conversion, alteration and extension of existing mill buildings to provide B1 office accommodation, additional new access; 40 car parking spaces & provision of footbridge.	Public art contribution.	Not commenced.
49667	Olives Paper Mill, Tottington Road, Bury	Development of 76 residential units including landscaping	£40,000 public art contribution, £140,000 recreation contribution, transfer of recreation land, £132,592.41 employment contribution due prior to occupation of 45 th dwelling. Transfer of land for provision of Kirklees Brook link and payment of £25,000 when the Council has obtained the right to access the land on the northern side of the brook. On site affordable housing – 18 units. £83,901.54 Kirklees trail contribution has been paid and land has been transferred.	Development commenced – 12 dwellings completed.
49672, 52590	Land bounded by Foundry Street, Lord Street and South Cross Street, Bury (Senior Hargreaves)	Erection of 66,510 square foot / 6179 square metres non-food retail units with car parking and servicing.	£387,000 employment contribution due on commencement, £17,600 art payment due prior to occupation.	Not commenced.
49718	Park Hotel, Lowther Road, Prestwich	Three storey block of thirty apartments with car parking and associated works	£12,352.80 recreation payment due upon 1st occupation.	Not commenced.
49963	Princess Parade, Bury	The enclosure of Princess Parade and The Square, creation of a new toilet block, improvements to residential accesses and environmental improvements (including lighting and security measures) and associated works.	£92,000 pedestrian route payment due upon commencement, highway works.	Not commenced.
50200	Land off Carlyle Street, Bury	10,229m ² Class B1 office development with associated car parking.	Art on site or art payment of £50,000 upon 1st occupation. Provision of riverside walkway.	Not commenced.
50058, 50948	Former Albert Inn, Ribble Drive, Whitefield, (Albert Place)	Erection of 6 retail units with 15 flats above; associated access, parking, servicing and landscaping	£6,176.40 recreation payment due upon the sale of the 3rd market unit. On site affordable housing – 7 dwellings.	Not commenced.

Application	Site	Description	Requirements	Current Status
50315, 52764	Former railway track, Ainsworth Road, Radcliffe	Erection of 10 no. dwellings (Phase 2)	£10,818.54 recreation payment, £16,688.90 wildlife link maintenance payment, public access along road in absence of adoption.	Not commenced.
50768	Greenbrook Mill, Greenbrook Street, Bury	Erection of 55 apartments	£22,646.80 recreation payment due upon the sale of the 3 rd market unit. On site affordable housing – 14 units. (see also 52304 – alternative scheme for the same site. This contribution has not been included in the totals report, to avoid double counting).	Not commenced.
50775	Former Thrush Hotel, Thrush Drive, Bury, BL9 6JD	14 no. dwellings with associated car parking and landscaping	£11,732.28 recreation payment due in 3 phases, upon 1st occupation of each block.	Not commenced.
50887	Land at Dumers Lane and Morris Street, Radcliffe	Outline – Mixed use development of up to 215 dwellings and 12,734 sq m of employment floorspace (use class B1 and B8) together with riverside park including associated land raising, new accesses, landscaping and flood mitigation measures.	Phased completion of employment development, restricting commencement of construction and occupation of the residential dwellings.	Outline permission only.
50986	Milltown Street, Radcliffe	Erection of 3 no. warehouse units including associated parking.	£10,000 art payment and £15,000 bridge improvement payment.	Not commenced.
51143, 52332	Land at Former Allens Green, School Street, Radcliffe	Development of 28 residential dwellings (2, 2.5 and 3 storey)	£44,719.07 due for loss of recreation. £25,925.76 for new recreation, £130,000 for loss of employment land, £10,000 for public art within 10 days of occupation of the 14 th dwelling. On site affordable housing – 7 dwellings.	Development commenced – 9 dwellings completed.
51144	Land at Former Allens Green, Sion Street, Radcliffe	Development of 22 residential dwellings (2, 2.5 and 3 storey)	£20,867 due for recreation within 10 days of occupation of the 11 th dwelling. On site affordable housing – 6 dwellings.	Not commenced.
51239	Land off Bridge Hall Lane, Bury	Residential development consisting of 24 units (revised layout of planning application 49309)	£10,397.64 due on 1 st occupation.	Development commenced – none completed.
51576	Land at Pilot Mill, Alfred Street, Bury	Residential development - 50 dwellings, access roads, car parking, fencing and associated landscaping.	£46,003.80 recreation payment due upon occupation of the 15th unit.	Development commenced – 6 dwellings completed.

Application	Site	Description	Requirements	Current Status
51934	Dil Se Restaurant, 207 Bury and Bolton Road, Radcliffe	Demolition of restaurant and erection of 15 dwellings	£14,766.43 recreation payment.	Not commenced.
52134	Holy Trinity Vicarage, Spring Street, Bury	Residential development - Demolition of existing vicarage and erection of 11 no. three bedroom dwellings with associated access, parking and landscaping	£9,679.78 recreation payment.	Not commenced.
52304	Greenbrook Mill, Greenbrook Street, Bury	26 houses and 4-storey block of 8 apartments	£28,343.16 recreation payment and £28,900 public art payment due upon 1 st occupation. (see also 50768 – alternative scheme for the same site).	Not commenced.