

REPORT FOR DECISION

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	22 MAY 2012
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 since October 2011 and summarises agreements that are outstanding.
OPTIONS & RECOMMENDED OPTION	The Committee is recommended to note the report.
IMPLICATIONS:	
Corporate Aims/Policy Framework:	Do the proposals accord with the Policy Framework? N/A
Statement by the S151 Officer: Financial Implications and Risk Considerations:	Executive Director of Resources to advise regarding risk management N/A
Statement by Executive Director of Resources:	N/A
Equality/Diversity implications:	N/A
Considered by Monitoring Officer:	N/A
Wards Affected:	ALL
Scrutiny Interest:	N/A

Chief Executive/ Strategic Leadership Team	Executive Member/Chair	Ward Members	Partners
Scrutiny Committee	Committee	Council	

1.0 Background

- 1.1 Section 106 obligations are legal contracts between the Local Planning Authority and the developer and are essential to allow the granting of planning permission in certain circumstances. These obligations are then secured as a land charge on any successive land owner of the application site, should the site be sold on and developed by someone other than the applicant.
- 1.2 The details of the obligations are controlled by statute and must pass the following three tests if they are to be considered when determining an application for planning permission:
- necessary to make the development acceptable in planning terms;
 - directly related to the development; and
 - fairly and reasonably related in scale and kind to the development.
- 1.3 Obligations often involve the payment of financial contributions, for example recreation contributions, compensation for loss and employment land and contributions towards ecological enhancements. On receipt by the Council, these contributions are effectively held on trust, to be spent in accordance with the terms of the Section 106 Agreement. Section 106 obligations may also include non-financial obligations such as provision of on-site artwork, affordable housing or the transfer of land.
- 1.4 This report outlines the contributions provided by Section 106 obligations in the 7 months since the previous report to PCC in October 2011 and identifies those Agreements where obligations are outstanding and those where triggers have not yet been reached.

2.0 Schemes Provided and Obligations Complied With

- 2.1 A list of schemes provided as a result of financial contributions is attached to this report at Appendix A, together with a list of contributions received and obligations complied with between 1st October 2011 and 30th April 2012 at Appendix B. Financial contributions have been received from 6 development sites, and the overall income and expenditure is broken down in the table below. Significant sums have been recouped since October 2011, including some which had been due for some time, as we have redoubled our efforts to recover outstanding contributions, and collected £787,014.49 since October 2011 (compared to £574,075.50 collected in the 12 months before).
- 2.2 The total amount of s106 contributions currently held by the Council is also included in the table below. It is important to note that a time lag between receipt and expenditure of contributions is to be expected, as funds have to be

allocated to specific schemes, and in some cases contributions are for the long term maintenance of land that has been transferred to the Council.

Expenditure type	Contributions received 1 st October 2011 to 30 th April 2012	Total amount spent 1 st October 2011 to 30 th April 2012	Total value of unspent contributions	Comments
Recreation	£225,274.58	£100,335.15	£762,828.51	All allocated apart from £160,599.79 received since Feb 2012.
Kirklees Trail – Woolfold Gap	-	£83,901.54	£0.00	All spent
Local Nature Reserves	£87,500.00	£5,000.00	£258,665.75	All allocated
Roch Valley Greenway maintenance fund	-	-	£118,823.00	Awaiting transfer of land
Public art	£125,000.00	£1,900.00	£217,748.30	Some allocated, all ring fenced.
Employment enabling works	£233,992.41	£478.01	£620,514.40	£109,521.99 allocated, remainder ring fenced.
Affordable Housing	£115,247.50	-	£617,338.75	Ring fenced for AH
TOTAL	£787,014.49	£191,623.70	£2,595,918.60	

Recreation

2.3 One notable recreation project which has received s106 funding in the past 7 months has been at Coronation Park, Radcliffe. This has involved a comprehensive park improvement scheme including health and safety works, retaining wall, paths, play area and general area improvement. £54,455.00 of funding for this scheme has come from s106 contributions. Other schemes where s106 recreation contributions have been spent include improvements to Radcliffe Skate Park, Openshaw Park Bowling Pavillion and additional equipment at Whitehead Park Play Area. A full list is provided in Appendix A.

2.4 In terms of future spending, funding has also been allocated to a number of projects across the Borough, including works to play areas, bowling facilities and allotments. S106 recreation contributions are allocated within the area where the development took place. Potential project ideas are identified based on local priorities, the Play Strategy, Green Space Strategy, opportunities for maximising the money by attracting external funding etc.; ward Councillors are consulted in writing, and feedback from them informs the final list of schemes.

Coronation Park, Radcliffe



Kirklees Trail, Bury



Kirklees Trail

- 2.5 S106 contributions of £83,901.54 from the Olives Paper Mill development have supported the provision of the final section of the Kirklees Trail, known as the Woolfold Gap Project. This was a major project funded largely by Sustrans using National Lottery funding, with further contributions from the Department for Transport, Viridor Credits and Bury Council in addition to the s106 contribution.

Local Nature Reserves

- 2.6 £87,500 has been received for Local Nature Reserves in the past 7 months. This is part of a wider open space contribution for the Olives Paper Mill development, which links in to the Kirklees Valley Local Nature Reserve, and is committed to be spent in this area. £5,000 has been spent in this monitoring period to support the employment of the Local Nature Reserves officer.

Public Art

- 2.7 In relation to provision of public art projects, there has been limited expenditure since October 2011. The Council is working with Transport for Greater Manchester to install an artist designed fence at Radcliffe Metrolink Station. £700 has been spent to date on design work, which is under consideration by TFGM for installation in the next phase of rejuvenation of the station platforms. The final £1,200 expenditure for the Whitefield Park 'birds in the park' project has also been completed.
- 2.8 Project briefs are due to be launched shortly for commissions related to The Rock and Foundry Street, Bury. Discussions with the local community are also ongoing to provide public art in Openshaw Park, with new designs being prepared with a view to tying the art work into the park's 125th Anniversary next year. Plans are also in progress to advertise for a commission along Kirklees Trail using contributions from Olives Paper Mill and Bury Boot and Shoe.

Employment Enabling Works

- 2.9 In terms of employment contributions received, £233,992.41 has been received since October 2011. This includes contributions of £132,592.41 for Olives Paper Mill and £101,400 for the Former Allen's Green, School Street, Radcliffe.
- 2.10 A total of £110,000 of expenditure from the Employment Land Development Fund has been agreed by the Executive Director in consultation with the Environment and Economy Portfolio Holder, following recommendations from the Strategic Sites Officers Group with direction from the Strategic Sites Members Group. Of this £60,000 has been approved for promotion of

Chamberhall (including £478.01 spent on a marketing brochure), removal of Japanese Knotweed and tree thinning to assist with formation of development plots. £50,000 spending has been approved for Bradley Fold, as a contribution to demolition of existing dilapidated buildings to create development opportunities and for site investigations / feasibility work.

Affordable Housing

- 2.11 Section 106 agreements have also required developers to make provision on site for affordable housing. To date a total of 140 affordable dwellings have been completed as a result of S106 agreements, 83 of which have been sold or are under offer to people on the Affordable Housing Scheme, and 14 are on hold at Brandlesholme Road awaiting tenure change through a Deed of Variation. Some of the previously reported sales have fallen through and new buyers have been found through the affordable housing scheme.
- 2.12 In addition £617,338.75 in commuted sum payments has been received for affordable housing (as yet unspent). These contributions will be spent in accordance with Bury's Affordable Housing Strategy 2011-2016, which identifies a range of initiatives for expenditure. Spending of Affordable Housing contributions will be agreed by an officer group comprising of representatives from Planning and Housing Strategy, taking into account views of Portfolio holders, and must be in accordance with the terms of each Section 106 Agreement. The officer group is currently exploring opportunities to spend contributions on bringing empty properties back into use as affordable housing.

3.0 Outstanding Obligations

- 3.1 A list of all outstanding obligations is attached to this report at Appendix C. 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, 19 developments have been identified as having outstanding obligations that are overdue. Of these, 11 require financial contributions, totalling £137,239.13 (compared to £383,766.18 outstanding in the October 2011 report). These contributions can be broken down as shown in the table below:

Requirement	Total amount negotiated
Recreation	£97,339.13
Public art	£39,900.00
TOTAL	£137,239.13

- 3.3 In addition, the provision of on-site public art is outstanding on four schemes, two land transfers, works to a reservoir, the demolition and clearance of fire damage and vacant premises, and affordable housing must be provided on one site. The outstanding contributions and on-site provisions are being pursued initially by contacting the parties involved, and if necessary debt recovery proceedings or court injunctions will be considered.

Section 106 Agreements not yet triggered

- 3.4 Appendix C Part 2 provides details of 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.

- 3.5 The total sum of financial contributions required under these Agreements is just over £1.3million. 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. 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 below:

Requirement	Total amount negotiated
Recreation	£325,233.24
Public Art	£59,000.00
Transport	£305,200.00
Footpaths	£60,000.00
Canal restoration contribution	£120,000.00
Ecology	£86,588.32
Affordable Housing contribution	£346,000.00
TOTAL	£1,302,021.56

- 3.6 In relation to non-financial contributions, these agreements require the following:
- 67 affordable dwellings;
 - Provision of a recreational path / cycleway link, landscaping, maintenance and transfer of land at land east of Brandlesholme Road and west of Woodhill Road;
 - On site public art on 2 sites;
 - Riverside walkway at the East Lancashire Papermill site;
 - Provision of a riverside walkway at land off Carlyle Street, Bury.
 - Phased completion of employment development alongside housing development at Elton Cop Dyeworks, Walshaw Road, Bury and land at Dumers Lane and Morris Street, Radcliffe;
 - Provision of a puffin crossing at Elton Cop Dyeworks;
 - Metrolink crossing at Townside, subject to obtaining necessary consents;
 - Habitat enhancement scheme at Church Buildings, Warth Road, Bury;
 - Formation of a wildlife link, transfer of land and construction of a cycle way at the former railway track off Ainsworth Road, Radcliffe;
 - Transfer of recreation land and construction of a parapet for the Kirklees Brook link at the Olives Paper Mill site;
 - Occupation restricted to persons over 55;
 - Restoration of a footpath at Warwick Street, Prestwich;
 - Relocation of Tetrosyl from Bevis Green to a site within the Borough, otherwise a financial contribution for loss of employment land will be payable.
- 3.7 We will continue to monitor these developments to ensure that we secure the payments / provisions as and when they are required by the Section 106 agreement.

4.0 Other changes

- 4.1 On 1 February 2012 the Council adopted a revised Supplementary Planning Document 1 (SPD1): Open Space, Sport and Recreation Provision in New Housing Development which requires recreation contributions to be provided on developments of 1 or more dwelling and increases the contributions required, in line with the costs of provision.

4.2 The Government has also introduced the Community Infrastructure Levy, which is intended to replace S106 obligations for pooled infrastructure contributions. Following the adoption of a Community Infrastructure Levy, or after 1 April 2014 (whichever is the sooner), further restrictions will be in place on funding of infrastructure through Section 106 obligations. The Council is therefore taking steps to prepare a Community Infrastructure Levy in advance of 1 April 2014.

5.0 Conclusion

5.1 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.

5.2 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.

5.3 This more proactive approach has clearly resulted in success in recovering outstanding contributions, and enabled prompt identification when triggers have been reached on new developments. This approach will continue, and should ensure that developers deliver their obligations.

List of Background Papers:-

Appendix A – Schemes provided via Section 106 commuted sums

Appendix B – Obligations complied with 1 October 2011 – 30 April 2012

Appendix C – Outstanding obligations

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APPENDIX A – SCHEMES PROVIDED VIA S106 COMMUTED SUMS

Type of contribution	Scheme provided / location	Money spent 1 October 2011 – 30 April 2012
Recreation	St. Mary's Flower Park – to support to development of a community gardening club, sustainable planting and minor improvements (£5,000 allocated in total)	£591.15
Recreation	Radcliffe Skate Park – to support the larger scheme of improvement and improved specification of ramps	£18,600.00
Recreation	Coronation Park – comprehensive park improvement scheme including health and safety works, retaining wall, paths, play area and general areas	£54,455.00
Recreation	Openshaw Park Bowling Pavillion – 50/50 match funding pavilion improvements with the bowling club.	£3,594.00
Recreation	Whitehead Park Play Area – additional junior play equipment provided following local consultation	£12,000.00
Recreation	Radcliffe Paper Mill – £1,180 for site maintenance and £9,915 for drainage works	£11,095.00
Public art	'Canaries in the park', Whitefield Park	£1,200.00
Public art	Design work for artist designed fence at Radcliffe Metrolink Station	£700.00
Employment	Chamberhall marketing brochure	£487.01
Local nature reserves	Funding for LNR officer (total of £15,000 funded through S106 in 2011/12)	£5,000.00
Kirklees trail contribution	Contribution to Kirklees Trail Woolfold Gap project	£83,901.54
TOTAL		£191,623.70

**APPENDIX B – OBLIGATIONS COMPLIED WITH
1 OCTOBER 2011 – 30 APRIL 2012**

Application	Site	Description	Obligation complied with
42687	Heaton Lodge, Bury Old Road, Prestwich	Residential development – 11 apartments.	£4,029.96 recreation contribution received 18/11/11.
42757	Tagg Wood Works, Regent Street, Ramsbottom	Residential development – 91 dwellings.	£58,291.83 recreation contribution and £40,000.00 public art contribution received 9/2/12.
49667 54802	Olives Paper Mill, Tottington Road, Bury	Residential development – 90 dwellings	£132,592.41 employment contribution, £40,000 public art contribution, and £140,000 recreation contribution (£87,500 allocated to LNR and £52,500 for recreation) received 30/3/12. £115,247.50 affordable housing contribution received for plots 25 and 32.
50779	Woodhill Mill, Former Bury Boot and Shoe Co., Brandlesholme Road, Bury	Conversion of former industrial warehouse to 46 residential units and 8 workspaces.	£18,940.96 recreation contribution and £35,000.00 public art contribution received February 2012. Affordable Housing provision remains outstanding – Deed of Variation being prepared.
51143	Former Allen's Green, School Street, Radcliffe	Residential development – 28 dwellings	£101,400 employment contribution, £70,644.83 recreation contribution and £10,000 public art contribution received 3/4/12. On going obligation for on site affordable housing.
51144	Former Allen's Green, Sion Street, Radcliffe	Residential development – 22 dwellings.	£20,867 recreation contribution received 3/4/12. On going obligation for on site affordable housing.

APPENDIX C – OUTSTANDING OBLIGATIONS

Part 1: S106 obligations 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 DoV is being prepared to update the boundary before the transfer takes place.
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.	On site public art.	Proposed legal action led to the payment of the outstanding recreation contribution, and the developer has promised to provide the art although nothing has been agreed or provided to date. Art was also a planning condition, so a BCN may be appropriate.
38586, 40942	Former Bibby and Baron Premises, Dumers Lane, Bury	Residential and mixed use employment development	On site public art.	DoV being prepared which will result in a financial contribution of £8750 in lieu of on site provision.
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.	The site now has new owners. A letter was sent to the new freehold owner on 11/4/12, with no response to date.
40174	Former Garden Centre, Tottington Road, Bury (now known as Riverbank apartments)	17 apartments	£5,563.76 recreation payment.	Developer is in liquidation. Need to investigate current ownership of the properties.
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)	Previous letters have been ignored. Need to consider whether it is expedient to take legal action.
40350	Rear of Brookshaw Street, Bury (now known as Clarence Close)	19 dwellings	£5,390.84 recreation payment.	Previous letters have been ignored. Need to consider legal action.

Application	Site	Description	Outstanding Obligations	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.	Payment remains 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 to ensure a scheme for the public art is brought forward. If it is not resolved within a reasonable timescale, legal action will be instigated.
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.	Site has changed ownership – letter sent to new owner 12/8/11, but contribution remains unpaid. Proceeding with Legal action.
45007	Site of 229-257 Bury Road, Radcliffe (Oakwood Grove)	43 dwellings	Public art to be provided on site to a value of £30,000.	No art agreed or installed to date. Need to identify who will be responsible and consider legal action.
49667 54802	Olives Paper Mill, Tottington Road, Bury	Development of 90 residential units including landscaping	Transfer of recreation land due prior to occupation of the 45 th dwelling. (Other obligations have been complied with or are not yet triggered).	Need to survey the site and arrange the transfer of the land.
50779	Woodhill Mill, Bury Boot and Shoe, Brandlesholme Road, Bury	Conversion of former industrial warehouse to 46 residential units and 8 workspaces	Affordable housing on site – 14 dwellings.	Deed of Variation being prepared to change the tenure for the affordable properties to affordable rent for a period of 2 years.
51623	Elton Vale Works, Elton Vale Road, Bury	Residential development – 16 dwellings.	Works to the brook and reservoir.	Need to survey the site and confirm works have been completed to the required standard.
52012	Former railway track off Ainsworth Road, Radcliffe	Erection of 13 dwellings (Phase 1)	£12,089.05 recreation payment due on 1 st occupation. Other obligations not yet triggered.	5 dwellings completed. Trigger has recently been confirmed as being reached, so a letter has been sent to the developer chasing payment.
52764	Former railway track, Ainsworth Road, Radcliffe	Erection of 10 no. dwellings (Phase 2)	£10,818.54 recreation payment due on commencement Other obligations not yet triggered.	Under construction. Trigger has recently been confirmed as being reached, so a letter has been sent to the developer chasing payment.

Application	Site	Description	Outstanding Obligations	Action
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 due upon first occupation.	Completed – trigger reached. Need to confirm ownership and chase payment.
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.	Development completed. Letter sent 14/3/12, currently being considered by Great Places. Need to consider further action if the contributions remain unpaid.
53562	12-22 Warwick Street, Prestwich	Demolition of existing building and erection of 4 no. 2-bed houses, 4 no. 3-bed houses and 4 no. 2-bed houses.	Demolition of fire damaged and vacant premises by 24/11/11, having had the specification for retaining walls for the footpaths approved in advance and site clearance by 28/12/11. Other obligations not yet triggered.	The structural matters for the land stability of the footpaths have recently been agreed with the Highway Structural Engineers, and action will now be taken to ensure the demolition and clearance take place.

Part 2: S106 obligations not yet triggered

Application	Site	Description	Requirements	Current Status
38312, 39060, 49447, 53180, 53263	Land east of Brandlesholme Road and west of Woodhill Road, Bury	38312: 2 dwellings 39060: 5 detached houses 49447: 3 detached houses 53180: 2 detached dwellings 53263: Change of use from public open space to domestic garden.	Provision of recreational path / cycleway link, landscaping, maintenance and transfer of land.	New agreement signed 22/2/12, tied to application 53180 and 53263.
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.
52821 (alternative to 41885)	Land adjacent to 103 Walmersley Road, Bury	Erection of 11 no. flats in 3/4 storey block together with parking	£5,017.32 recreation payment due upon commencement.	Not commenced.
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.
45116, 51919	Prospect House, 229 Whalley Road, Shuttleworth	Conversion to 12 no. two bedroom flats & 2 no. 3 bedroom flats 51919: application for extension of time	£5,032.16 recreation payment 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 1 st occupation.	Development commenced – none completed.

Application	Site	Description	Requirements	Current Status
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.
46049	Walmersley 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 to use best endeavours to provide Metrolink crossing.	Development commenced. Some elements completed.
47911, 52882	Church Buildings, Warth Road, Bury	Outline application for residential development. 52882: application for extension of time.	Submit habitat enhancement / wildlife improvement scheme prior to commencement.	Outline permission only.
48659, 52849	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. 52849: Application to extend time limit.	£14,136.48 recreation payment and £19,500 art payment due upon 1 st occupation. On site affordable housing – 9 dwellings.	Not commenced.
49310, 52012	Former railway track off Ainsworth Road, Radcliffe	Erection of 13 dwellings (Phase 1)	£16,688.90 wildlife link maintenance, formation of wildlife link and transfer of land, construction of a cycleway payment prior to occupation of 11 dwellings.	Under construction. 5 dwellings completed.

Application	Site	Description	Requirements	Current Status
50315, 52764	Former railway track, Ainsworth Road, Radcliffe	Erection of 10 no. dwellings (Phase 2)	£12,899.42 wildlife link maintenance payment and transfer of land within 6 months of completion, public access along road in absence of adoption.	Under construction.
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.
54838 (alternative to 49570)	Land at 49 Rainsough Brow, Prestwich	Proposed 3 storey building consisting of 200sqm retail space at ground floor and 6 no. apartments at first and second floor level	£10,259.18 due for recreation prior to or upon commencement.	Not commenced.
49667 54802	Olives Paper Mill, Tottington Road, Bury	Development of 90 residential units including landscaping	Payment of £25,000 brook link contribution when the Council has obtained the right to access the land on the northern side of the brook (not yet requested). Provision of Olives Bank and Brook Link (not yet requested). On site affordable housing – 18 units (in progress)	Under construction. 71 dwellings completed and over 45 dwellings have now been occupied.
49718, 53800	Park Hotel, Lowther Road, Prestwich	Three storey block of thirty apartments with car parking and associated works. 53800: application for extension of time.	£14,396.40 recreation payment due upon 1 st occupation.	Not commenced.
49805 54303	Land between 78 Mile Lane and Mile Lane Health Centre	Outline application for sheltered accommodation for the elderly comprising of 14 units including wardens flat. 54303: application for extension of time.	Occupation restricted to persons over 55.	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 1 st 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 3 rd market unit. On site affordable housing – 7 dwellings.	Under construction.
50775 54550	Former Thrush Hotel, Thrush Drive, Bury, BL9 6JD	14 no. dwellings with associated car parking and landscaping	£13,674.08 recreation payment due in 3 phases, upon 1 st occupation of each block.	Not commenced.

Application	Site	Description	Requirements	Current Status
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.
51144	Land at Former Allens Green, Sion Street, Radcliffe	Development of 22 residential dwellings (2, 2.5 and 3 storey)	On site affordable housing – 6 dwellings.	Under construction.
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 15 th unit. On site affordable housing – 1 dwelling sold as affordable housing, 39 dwellings to be affordable rent, provided by Great Places Housing Association.	Development commenced – 11 dwellings completed.
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.
52416	Fragrance Oils International Ltd, Eton Hill Road, Radcliffe	Two storey extension to existing factory with associated car parking and landscaping	£4,500 art contribution due on 1 st occupation.	Not completed.
53231	Holcombe Brook Tennis Club	Erection of 55 sheltered flats for the elderly.	£346,000 affordable housing contribution (plus additional index linked contribution) payable in instalments. First instalment due on occupation of the 13 th dwelling.	Not commenced.
53562	12-22 Warwick Street, Prestwich	Demolition of existing building and erection of 4 no. 2-bed houses, 4 no. 3-bed houses and 4 no. 2-bed houses.	£8,322.93 recreation payment due upon 1 st occupation. Restoration of footpath.	Not commenced.
53629	York Street Mill, York Street, Bury	Conversion, extension and refurbishment existing mill building to create 24 apartment dwellings.	£10,946.88 recreation payment due prior to commencement. On site affordable housing – 6 dwellings.	Not commenced.
53762	Bevis Green Works (Tetrosyl), Mill Road, Bury, BL9 6RE	Outline residential development at Bevis Green (275 dwellings) with associated access, car parking, landscaping, and recreational open space shown illustratively.	Relocation of Tetrosyl to a site within the Borough, otherwise a financial contribution for loss of employment will be due if the site is to be redeveloped for residential.	Not commenced.

Application	Site	Description	Requirements	Current Status
54148	Land at James Street / Johnson Street, Radcliffe	Residential development – 90 dwellings	£94,273 recreation contribution payable in 2 instalments, on substantial completion of the 30 th and 70 th dwellings. 6 affordable units on site, with potential for an overage payment dependent upon actual Gross Development Value.	Under construction. None completed.