

REPORT FOR DECISION

Agenda Item	7
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DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	28 JUNE 2016
SUBJECT:	SECTION 106 OBLIGATIONS
REPORT FROM:	DEVELOPMENT MANAGER
CONTACT OFFICER:	FRAN SMITH
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 1 April 2015 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

TRACKING/PROCESS

DIRECTOR:

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

1.0 Background

- 1.1 Section 106 (s106) planning obligations are legal documents between the Local Planning Authority and the developer / landowner which include obligations on the landowner/developer that are essential to allow the granting of planning permission in certain circumstances. These obligations are then secured as a local land charge on any successive land owner of the application site, should the site be sold on and developed by someone else.
- 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:
 - a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development; and
 - c) 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 the loss of employment land and contributions towards ecological enhancements. On receipt by the Council, these contributions are effectively held on trust by the Council, to be spent in accordance with the terms of the individual s106s. S106 planning obligations signed after 6 April 2015 also have to identify which specific infrastructure project the contribution will be spent on and the Council can only enter into a maximum of five obligations for each individual infrastructure project.
- 1.4 Section 106 Agreements may also include non-financial obligations such as provision of on-site affordable housing, access paths or in some cases the transfer of land.
- 1.5 This report outlines the contributions provided by S106 obligations in the 12 months from 1 April 2015 to 31 March 2016 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 1 April 2015 and 31st March 2016 at Appendix B.
- 2.2 Table 1 below identifies contributions received in the twelve months from 1 April 2015 to 31st March 2016, and unspent contributions as at 31st March 2016.
- 2.3 Over the twelve month period from 1 April 2015 and 31 March 2016 a total of **£1,341,272.37** has been collected from 17 separate sites. The overall income and expenditure is broken down in Table 1 overleaf.
- 2.4 The total amount of s106 contributions held by the Council as of 31 March 2016 is also included in the table below, and stands at **£4,048,657.98**. 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 or is awaiting transfer to the Council.

- 2.5 Since 1 April 2016 a further **£48,382.96** has been received, which breaks down as £23,382.96 of recreation contributions from two sites and £25,000 for the Olives Brook Link contribution. These are excluded from the table below, but are detailed in Appendix B and will be added to the amount received and total balance in the next S106 monitoring report.

Table 1: S106 income, expenditure and unspent balance

Expenditure type	Contributions received 1 April 2015 to 31 March 2016	Total amount spent 1 April 2015 to 31 March 2016	Total value of unspent contributions as at 31 March 2016	Comments
Recreation enhancement	£736,197.84	£200,787.56	£1,135,050.80	All allocated with the exception of contributions paid upfront that can't be allocated until commencement of development and £59,332.66 awaiting allocation. The balance includes £7,427.68 interest accrued in 2015/16. £3,421.33 has been refunded for Carr Bank Avenue, deducted from the total balance.
Recreation maintenance	-	-	£150,733.77	All allocated to maintenance of transferred land. The balance includes interest earned, £1,117.92 in 2015/16.
Local Nature Reserves	-	£33,218.06	£102,035.95	All allocated.
Roch Valley Greenway maintenance fund & repair and maintenance of goyt	-	-	£130,823.00	Awaiting transfer of land.

Shrewsbury House Woodland contribution	-	-	£3,000.00	To be used to improve and enhance existing woodland in the locality of Shrewsbury House, Prestwich. Tree removal and wild flower planting work have commenced but the costs have not yet been drawn down from the S106 account.
Public art	-	£27,050.00	£165,337.74	The majority of expenditure was on the emergency meadow installation by Hilary Jack in Kirklees Valley. £4000 was spent on project management and installation costs for the Lawrence Weiner exhibition in the Bury Sculpture Centre. A further £800 has been spent on design and research for Liz West's public light work which is proposed as part of the Met refurbishment. The balance includes £1,263.92 interest earned 2015/16.
Employment Land Development Fund	£28,150.01	£15,188.63	£840,552.10	£59,452.83 allocated, remainder ring fenced.

Affordable Housing	£544,924.52	-	£1,464,710.77	£617,000 allocated to bring empty properties back into use as affordable housing across the Borough, remainder ring fenced for AH.
Clerke Street study	-	£9,685.00	£3,374.10	Contribution to a study to identify a reuse or redevelopment scheme for land at Clerke Street. Survey work has been completed and an area study has been prepared for the area.
Highways	-	£33,285.63	£12,495.22	The 1 st of 2 vehicle activated signs at Fletcher Bank has been provided but the contribution has not yet been drawn down from the S106 contribution. £33,285.63 of the total of £35,780.85 for improvements to Redford Street has now been spent.
Public Realm	-	-	£10,000.00	Contribution for public realm improvements to improve the linkages between Aldi and Prestwich town centre. This contribution will be part of the wider Prestwich highways improvements.

Heat Pipeline feasibility study	£32,000.00	£1,455.47	£30,544.53	Commuted sum from Pilsworth quarry to establish the feasibility of establishing a local heat network.
TOTAL	£1,341,272.37	£320,670.35	£4,048,657.98	

Please note that the figures in the table above represent a snap shot in time and may not be entirely consistent with previous reports as expenditure from S106 contributions is confirmed at financial year end and interest is added to the balance. Income figures are based on the twelve month period from 1 April 2015 and 31 March 2016, and total balances are as at 31 March 2016.

Recreation

- 2.6 In the twelve months from 1 April 2015 to 31 March 2016 £200,787.56 of recreation contributions has been spent. This has gone towards improvements at a number of sites including:
- Play areas at Kershaw Avenue, Gardener Mount, Peel Brow, Hoyles Park, Limefield, Clarence Park, Duke Street, Bradley Fold, Bright Street and Whitefield Park;
 - Allotments at Lancaster Avenue and Walnut Avenue;
 - Hollinhurst Park
 - Bailey Street bowling pavilion;
 - St. Mary's flower park improvements;
 - Ramsbottom skate park;
 - Ramsbottom civic hall garden;
 - Peel Tower improvements;
 - Kirklees Valley maintenance;
 - Kirklees Lodge fencing;
 - Ball zones at Hoyles Park and Tottington;
 - New croquet facility at Whitehead Park; and
 - Contribution to Radcliffe Heritage project (related recreation works).
- 2.7 In terms of future spending, funding has also been allocated to a number of projects across the Borough, including works to play areas, ball zones, new outdoor gyms, improvements to parks, and allotments. The priority is to ensure that S106 recreation contributions are allocated within the area where the development took place.
- 2.8 Following the introduction of the S106 pooling restrictions it is now necessary to identify projects up front when the S106 Agreement is signed. For contributions paid from S106 Agreements completed prior to 6 April 2015, the recreation project could to some extent be identified after the contribution is received. Potential project ideas are identified based on Green Space Strategy, the Play Strategy, local priorities, opportunities for maximising the money by attracting external funding, etc. Ward Councillors are consulted by email, and feedback from them informs the final list of schemes. However, some of the contributions received are related to S106 Agreements where the projects are identified up front, so there is no scope to reallocate these contributions to alternative projects.
- 2.9 A contribution of £3,421.33 that was paid upfront for 1 dwelling at Carr Bank Avenue, Ramsbottom has been refunded because an alternative permission for an identical scheme was granted prior to commencement of the original

application and after the change in the rules, which now prevents the Council requiring contributions on new applications for small schemes.

Local Nature Reserves

- 2.10 From 1 April 2015 to 31 March 2016, £19,206.44 of S106 contributions from developments at Kirklees Bleachworks and Radcliffe Paper Mill has been used, as specified in the agreements, to improve the adjacent natural environment. This funding has supported the development of Local Nature Reserves, including physical works and the time charges of a Project Officer. The LNR officer is currently undertaking projects in the Kirklees Valley LNR and Chapelfield LNR, Radcliffe.
- 2.11 In the Kirklees Valley, £9,953.62 of s106 contributions have been spent in 2015/16 as match funding in a successful application for £120,519.00 of Woodland Improvement Grant (WIG) from the Forestry Commission (total scheme value £150,648.75, 20% match funded through s106). In 2015/16 the WIG Grant and S106 match funding have been spent on access improvement and footpath surfacing works, including a kissing gate and new footpath through Kingsbury Wood. Spending plans for 2016/17 include access improvement works, interpretation, car parking facilities and bench seating throughout the valley.
- 2.12 A further £4,058.00 of S106 contributions has been spent between 1 April 2015 and 31 March 2016 at Chapelfield LNR on the first stage of entrance improvement works at Crompton Close. The intention for 2016/17 is to apply for grant funding for a community grow your own and landscaping project, which will provide improved access, raised beds, landscaping and fencing. If the grant funding application is successful the total cost of this project is estimated to be £30,000, of which £6,000 will be S106 match funding.

Public Art

- 2.13 In relation to provision of public art projects, £27,050.00 has been spent between 1 April 2015 and 31 March 2016. This is from historical funds already collected.
- 2.14 A proposal by the artist Hillary Jack for a contemporary artwork entitled "Emergency Meadow" has been installed in the Kirklees Trail using the Olives Paper Mill contribution. £22,250.00 was spent on this project between 1 April 2015 and 31 March 2016. £4,000 was spent on project management and installation costs for the Lawrence Weiner exhibition in the Bury Sculpture Centre, delivered as a interpretation and legacy for Mr Weiner's commissioned works in Radcliffe. A further £800 has been spent to date on design and research for Liz West's public light work which is proposed as part of the Met refurbishment.
- 2.15 Going forward, a proposed commission for a new sculpture by Dutch artist Auke de Vries is currently being developed for Burrs Country Park, the maquette for which is viewable in the exhibition of his work in the Sculpture Centre. A project for Ramsbottom will shortly begin in consultation with the Ramsbottom Township Forum and a project in Radcliffe is proposed to dovetail with the new plans for a Civic Centre.
- 2.16 Following the publication of Government guidance which advised that planning obligations should not be sought if they are not considered necessary to make a development acceptable in planning terms, financial contributions for public

art are not currently being and will no longer be sought for new planning applications.

Employment Land Development Fund

2.17 A total of £221,643.15 of expenditure from the Employment Land Development Fund has been agreed by the Executive Director in consultation with the Resources and Regulation Portfolio Holder, following recommendations from the Strategic Sites Officers Group. As of 1 April 2016, £162,190.32 of the allocated funds has been spent.

2.18 The following allocations have been approved from the ELDF:

Project	Details	Amount allocated	Total spent at 1 April 2016 (expenditure for past 12 months in brackets)
Chamberhall	Site marketing, the removal of Japanese Knotweed, tree thinning to assist with the formation of development plots and topographical survey work	£62,461.15	£37,485.88 (£745.85)
Townside	Marketing and site investigation work	£12,000.00	£2,485.85 (£185.85)
Bradley Fold	Contribution to demolition of existing dilapidated buildings and site preparation to create development opportunities and for site investigations / feasibility work	£127,182.00	£122,218.59 (£14,256.93)
Invest in Bury website	Website to highlight the availability of development opportunities for employment and sets out a range of initiatives that promote Bury as a location for business investment	£20,000.00	£0.00
TOTAL		£221,643.15	£162,190.32

Affordable Housing

2.19 Section 106 Agreements have also required developers to make provision on site for affordable housing. As of 31 March 2016 217 affordable dwellings have been identified as completed as a result of planning policy requirements through S106 agreements since the adoption of SPG5 in 2004. To date, 172 of these have been sold, rented out or are under offer to people on the Affordable Housing Scheme. In addition, some of these properties have been subsequently re-sold, re-let or are under offer, again to households on the Affordable Housing Scheme.

2.20 The planning agreements allow the affordable housing units to be sold on the open market in certain circumstances, subject to 25% of the sale proceeds being given to the Council to spend on affordable housing elsewhere. Between 1 April 2015 and 31 March 2016, 16 properties were sold in this way, with

contributions totalling £544,924.52 received by the Council. In total up to 31 March 2016 52 properties have now been sold this way, amounting to £1,464,710.77 in commuted sum payments being received for affordable housing. 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.

- 2.21 In August 2012 Cabinet agreed to spend £617,000 of the monies received on bringing empty properties back into use as affordable housing in the Radcliffe area, as a pilot exercise working with Registered Providers. However, funding for the Radcliffe pilot was secured from the HCA, who have also committed to further funding to increase the number of empty properties to be brought back into use in Radcliffe. As a result, in September 2014 Cabinet agreed to approve the use of the £617,000 of commuted sums in other townships across the Borough, providing the reallocation of resources does not detrimentally affect the outcomes of the Radcliffe pilot. This work will help reduce the number of long term empty properties and provide additional affordable housing.

Highways

- 2.22 £35,780.85 has been received for improvements to Redford Street, Bury, required as a result of the redevelopment of the former Elton Cop Dyeworks on Walshaw Road. £33,285.63 has been spent to date on resurfacing work, the replacement of the affected traffic calming and minor footway remedial works. The remaining balance will be spent in 2016/17.
- 2.23 Plans are also progressing to use the £10,000 Fletcher Bank contribution for the installation of vehicle activated signs on the A56 Manchester Road / Whalley Road. The first of two signs has been installed in the vicinity of Marshalls Quarry Entrance, but the costs have not yet been drawn down from the S106 account.

Pilsworth Heat Network Feasibility Study

- 2.24 £32,000 has been received from Viridor for Pilsworth South Quarry to establish the feasibility of establishing a local heat network. Consultants Ove Arup have been engaged to produce a technical feasibility report. £1,455.47 has been spent up to 31 March 2016, with the remainder to be spent in 2016/17 on completing the technical feasibility study and developing a robust business case and delivery model options.

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 (Appendix C – Part 1), 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 (Appendix C – Part 2).

Outstanding S106 obligations where triggers have been reached

- 3.2 In summary, 14 developments have been identified as having outstanding obligations that are now due and are being pursued by the Council. Of these, 11 require financial contributions, totalling £433,770.94 (compared to

£148,936.42 outstanding in the June 2015 report). These contributions can be broken down as shown in the table below:

Requirement	Total amount negotiated
Recreation	£404,182.62
Wildlife link maintenance contribution (due when the land is transferred)	£29,588.32
TOTAL	£433,770.94

- 3.3 Transfer of land is outstanding from two schemes, and landscaping works and provision of paths are also due. 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. Dealing with transfers of land required through a s106 can be a lengthy process, as outstanding issues may need to be resolved before the land can be transferred.
- 3.4 In addition, in the specific case of the recreation contributions for the former garden centre, Tottington Road, Bury (£5,563.76) and the former Sainsbury's Site, Fairfax Road, Prestwich (£1,779.60) due to the liquidation of the developer in the case of Tottington Road, difficulties in tracing the parties involved and the low value of the Fairfax Road contribution it is not considered expedient to take further action. A public art contribution for Manchester Maccabi (£10,000) and on-site public art on two sites are also outstanding but are not being actively pursued. These should be considered to be exceptional cases, as the Council is keen to take every effort to pursue outstanding obligations.

Section 106 Agreements not yet triggered

- 3.5 Appendix C Part 2 provides details of development sites where S106 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. Recently lapsed or superceded permissions are included on the list for information but not included in the totals below.
- 3.6 The total sum of financial contributions required under these Agreements is around £1.5 million. 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. Nine sites with S106 agreements not yet triggered, currently have two approvals for identical schemes. The second permissions were granted prior to commencement of the original permissions and after the change in the rules which prevent the Council requiring contributions on new applications for small schemes. It is highly unlikely that the original applications will be built and the S106 contributions paid (equating to £53,573.09). 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 overleaf:

Requirement	Total amount negotiated
Recreation	£632,148.47
Transport	£275,200.00
Footpaths	£30,000.00
Canal restoration contribution	£120,000.00
Ecology	£57,000.00
Affordable Housing contribution	£346,000.00
Education contribution	£67,594.00

TOTAL	£1,527,942.47
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- 3.7 In relation to non-financial contributions, these agreements require the following:
- 137 affordable dwellings secured through planning policy, plus a further 68 affordable dwellings on housing association developments;
 - Leachate management, aftercare / restoration of tip and reinstatement of public access following restoration at Pilsworth;
 - Riverside walkway at the East Lancashire Paper Mill site;
 - Metrolink crossing at Townside, subject to obtaining necessary consents;
 - Relocation of Tetrosyl from Bevis Green to a site within the Borough, otherwise a financial contribution for loss of employment land will be payable;
 - Restrictions on number of vehicles and fishing pegs at Elton Vale Road, Bury;
 - Provision of a cycle path and implementation of an ecological management plan at Spen Moor, Bury;
 - Phased / linked development of refurbishment of Shrewsbury House with the new build units.
 - Public access/recreation route at Salisbury Road.
- 3.8 We will continue to monitor these developments to ensure that we secure the payments / provisions as and when they are required by the S106 agreement.

4.0 Restrictions on pooling of S106 contributions

- 4.1 The Community Infrastructure Levy Regulations have imposed new restrictions on pooling S106 contributions which came into effect from 6 April 2015. These restrictions prevent the pooling of more than five S106 contributions for a specific project or type of infrastructure. The current system of collecting generic 'recreation' or 'employment' contributions is no longer permitted.
- 4.2 In order to continue to require S106 recreation or employment contributions, the Council now has to identify within the S106 agreement exactly what project the contribution will be spent on, and can then enter into up to five obligations for each individual project.
- 4.3 Non-financial S106 obligations, such as on site provision of paths and transfers of land will be unaffected, and maintenance contributions are tied to specific areas of land, so are unlikely to reach the pooling limits provided of course that these would satisfy the criteria under the Community Infrastructure Regulations. However, the restrictions do not presently apply to affordable housing contributions.

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 proactive approach to ensuring S106 obligations are complied with has 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. Where necessary and appropriate, legal action will be taken to ensure compliance with S106 obligations.

List of Background Papers:-

Appendix A – Schemes provided via Section 106 commuted sums

Appendix B – Obligations complied with 1 April 2015 – 30 September 2015

Appendix C – Outstanding obligations

Contact Details:-

Fran Smith

Senior Planning Officer

Strategic Planning and Economic Development

Department of Resources and Regulation

3 Knowsley Place

Duke Street

Bury

BL9 0EJ

Tel: 0161 253 7391

Email: f.smith@bury.gov.uk

APPENDIX A – SCHEMES PROVIDED VIA S106 COMMUTED SUMS

Type of contribution	Scheme provided / location	Money spent 1 April 2015 – 31 March 2016
Recreation	Hollinhurst Park	£22,000.00
Recreation	Bailey Street bowling pavilion	£4,789.22
Recreation	Lancaster Avenue allotments	£2,600.00
Recreation	Walnut Avenue allotments	£4,085.00
Recreation	Kershaw Avenue play area	£49,761.00
Recreation	Gardner Mount play area	£4,433.00
Recreation	St. Mary's flower park	£6,293.90
Recreation	Whitefield play area improvements	£4,152.00
Recreation	Ramsbottom skate park	£5,000.00
Recreation	Peel Brow play area	£6,500.00
Recreation	Ramsbottom Civic Hall Garden	£8,277.00
Recreation	Peel Tower improvements	£2,164.00
Recreation	Hoyles play area swing and ball zone	£600.00
Recreation	Limefield play area	£4,000.00
Recreation	Clarence Park play area improvements	£5,445.00
Recreation	Hoyles Park play area decommission	£2,000.00
Recreation	Duke Street play area refurbishment	£27,981.74
Recreation	Bradley Fold play area surfacing	£11,299.00
Recreation	Kirklees Valley maintenance	£750.00
Recreation	Bright Street play area improvement	£1,220.00
Recreation	Bright Street play area surfacing	£240.00
Recreation	Tottington ball zone	£5,000.00
Recreation	Whitehead Park croquet	£13,078.33
Recreation	Kirklees Lodge fencing	£1,500.00
Recreation	St Mary's Flower Park	£198.37
Recreation	Radcliffe Heritage project contribution	£22,000.00
Public art	Kirklees Valley Hilary Jack "Emergency Meadow" art work	£22,250.00
Public art	Project management and installation costs for the Lawrence Weiner exhibition in the Bury Sculpture Centre, delivered as a interpretation and legacy for Mr Weiner's commissioned works in Radcliffe	£4,000.00
Public art	Liz West light commission – design and research for public light work proposed as part of the Met refurbishment	£800.00
Local Nature Reserves	Local Nature Reserves Officer	£19,206.44
Local Nature Reserves	Chapelfield LNR entrance improvement works	£4,058.00
Local Nature Reserves	Kirklees Valley Woodland Improvement Grant match funding	£9,953.62
Employment	Chamberhall public notice of intent to dispose	£185.85
Employment	Chamberhall weed eradication	£560.00
Employment	Bradley Fold investigation and feasibility studies	£14,256.93
Employment	Townside public notice of intent to dispose	£185.85
Clerke Street Study	Clerke St study	£9,685.00
Highways	Improvements to Redford Street, Bury	£33,285.63
Other	Heat pipeline feasibility study	£1,455.47
TOTAL		£320,670.35

**APPENDIX B – OBLIGATIONS COMPLIED WITH
1 APRIL 2015 – 31 MARCH 2016**

Application	Site	Description	Obligation complied with
39700, 53453	Pilsworth South Quarry	Extraction of sand, restoration to agriculture, woodland and amenity using controlled waste. Demolition of Hill Top and Captain's Farms and outline application for single two storey replacement dwelling.	£32,000 commuted sum to establish the feasibility of establishing a local heat network, paid 1/6/15.
43101	Parkside Mews, Whitefield, M25 6QX	22 dwellings and three storey block of 18 apartments	£26,750 affordable housing contribution paid 19/10/15 for 36 Parkside Mews
44967	Old Dunsters Farm, Hebburn Drive, Bury	Residential development – 22 no. apartments	Instigation of debt recovery action has resulted in an instalment plan of £500 per month being agreed, including the Council's costs and an interest contribution. £7,907.68 recreation payment, additional £500 interest plus £820.00 debt recovery costs now paid in full. £727.68 paid 2015/16. (£820.00 debt recovery costs transferred from recreation S106 balance to planning).
49667 54802	Olives Paper Mill, Tottington Road, Bury	Development of 90 residential units including landscaping	Affordable housing contribution received: 8 Valley Court: £35,500 – 31/7/15
54148, 57016, 57019, 57024	Land at James Street / Johnson Street, Radcliffe	Residential development – 90 dwellings.	£47,135.50 of second instalment of recreation contribution received 27/5/15. Final underpayment of £5,155.19 paid 13/11/15.
55301	Tonge Fold, Hawkshaw Lane, Hawkshaw, Bury, BL8 4LD	Division of 1 dwelling into 2 dwellings; Single storey extension at rear	£2,886.29 recreation contribution paid 18/2/16.

55312	Former Elton Cop Dye Works, Walshaw Road, Bury, BL8 1NG	Residential development comprising of 111 dwellings, access and associated works	£348,617.36 recreation contribution paid 28/5/15, plus a further £10,659.09 interest due to late payment paid 5/6/15. Affordable housing contributions received: 152 Scholars View: £39,600 – 8/4/15 9 Scholars View: £37,500 – 8/4/15 108 Scholars View: £39,998.75 – 8/4/15 25 Scholars View: £39,027.00 – 13/5/15 26 Scholars View: £41,192.00 – 26/6/15 28 Scholars View: £28,206.75 – 26/6/15 29 Scholars View: £29,748.75 – 26/6/15 30 Scholars View: £28,250.00 – 26/6/15 31 Scholars View: £28,498.81 – 26/6/15 64 Scholars View: £35,858.75 – 26/6/15
55815	Former Woolpack Hotel, 5 Stand Lane, Radcliffe (55815)	Conversion, alteration & extension of existing public house and hotel to form 14 no. 1 & 2 bedroom apartments and associated works (resubmission of 55299)	£11,969.04 recreation contribution received 22/2/16.
55987	The Crown Hotel, 128 Rochdale Road, Bury, BL9 7AY	Ground floor retail unit extension into former public house; Two storey extension at rear and creation of four flats at ground/first & second floor levels.	£5,129.59 recreation contribution received 4/6/15
56860	The Hollins, Haweswater Crescent, Bury, BL9 8LT (DTE House)	Residential development – 21 dwellings	£71,847.99 recreation contribution and £28,150.01 employment contribution paid 27/10/15.
56925	Plot No. 2 Ringley Chase, Whitefield, Manchester, M45 7UA	Erection of detached dormer bungalow with existing hard standing for car parking and maintaining the existing vehicular access to the site with associated landscaping.	£3,421.33 recreation contribution paid 15/6/15.
57089	Land at Hunt Fold House, off Hayfield Close, Greenmount, Bury BL8 4HU	Erection of 1 no. bungalow	£3,421.33 recreation contribution paid 17/6/15.

57170	Land between 16 & 18 Ribble Drive, Whitefield, Manchester, M45 8WJ	Erection of 2 semi-detached dwellings (resubmission of 56495)	£6,420.55 recreation contribution paid 30/11/15, plus £315.05 interest and £605.00 debt recovery costs.
57464	Land off Kingswood Road, Prestwich, Manchester, M25 3BP	Demolition of existing buildings for residential development of 6 detached and 18 semi-detached houses with associated external works.	£78,312.94 recreation contribution paid 27/10/15.
58022	Ramsbottom Cottage Hospital, Nuttall Lane, Ramsbottom, Bury, BL0 9JZ	Demolition of existing buildings and erection of 13 no. dwellings	£44,477.33 recreation contribution paid 29/2/16.
58318, 58319	Bankside Mill, Chapelfield, Radcliffe, M26 1JH	Demolition of existing mill and offices and erection of 13 no. dwellings with associated site access, parking and landscape works.	£42,366.74 recreation contribution paid 18/9/15.
58918	Land adjacent to 15 Prestfield Road, Whitefield, Manchester, M45 6BD	Erection of 33 no. apartments in 2,3 & 4 storey blocks with associated parking and a detached dwelling.	£54,469.89 recreation contribution paid upfront 26/2/16 – cannot be spent until lawful commencement of development. Allocated within S106 to Thatch Leach Lane Play Area and Ball Zone; Boz Park Play Area Improvements and cycle infrastructure improvement, Philips Park. 8 affordable housing units to be provided on site (not yet triggered).

Contributions received after 1 April 2016 are not included in the total values received or unspent in Table 1 of the main report, to simplify the collation of data from the Council's financial systems.

Contributions received after 1 April 2016

Application	Site	Description	Obligation complied with
49667 54802	Olives Paper Mill, Tottington Road, Bury	Development of 90 residential units including landscaping	£25,000 brook link contribution paid 4/5/16.
58521	Former Red Bridge Inn, Bury Old Road, Ainsworth, Bolton, BL2 5PJ	Refurbishment and conversion/change of use of vacant public house to form 2 no. cottages and 8 no. apartments and erection of block of 10 no. apartments	£15,060.03 1 st instalment recreation contribution paid 12/4/16. To be spent on improvements to the Bradley Fold Play Area (Phase 1).
53562	12-22 Warwick Street, Prestwich	Demolition of existing building and erection 4 no. 2-bed houses, 4 no. 3-bed houses and 4 no. 2-bed houses	£8,322.93 recreation contribution paid 25/5/2016.
36632 40345	Land off Gigg Lane	152 dwellings	Transfer of land completed – 15/06/2016

APPENDIX C – OUTSTANDING OBLIGATIONS

Part 1: S106 obligations where triggers have been reached

Application	Site	Description	Outstanding Obligations	Action
38586, 40942	Former Bibby and Baron Premises, Dumers Lane, Bury	Residential and mixed use employment development	On site public art.	Not expedient to take any further action.
40174	Former Garden Centre, Tottington Road, Bury (now known as Riverbank apartments), BL8 1JY	17 apartments	£5,563.76 recreation payment.	Developer is in liquidation. Not expedient to take any further action.
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. Not expedient to take any 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.	Payment remains outstanding. Not expedient to take any further action.
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.	No art has been provided on site to date, not expedient to take any further action.

Application	Site	Description	Outstanding Obligations	Action
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.	The S106 requires the provision of recreational path / cycleway link, landscaping, transfer of wildlife corridor following completion of landscaping works, maintenance and ongoing access rights. The recreational path has been surfaced but some of the landscaping works have not been completed.	Ongoing dialogue with the developer
49310, 52012	Former railway track off Ainsworth Road, Radcliffe	Erection of 13 dwellings (Phase 1)	£16,688.90 wildlife link maintenance contribution, formation of wildlife link and transfer of land, construction of a cycleway. Due prior to occupation of 11 dwellings.	Development completed. Recreation contribution has been paid and the cycleway has been provided, negotiations are underway regarding transfer of land, subject to satisfactory completion of landscaping works.
50315, 52764	Former railway track, Ainsworth Road, Radcliffe	Erection of 10 no. dwellings (Phase 2)	£12,899.42 wildlife link maintenance contribution and transfer of land within 6 months of completion, construction of a cycleway, public access along road in absence of adoption.	Development completed. Recreation contribution has been paid and the cycleway has been provided, negotiations are underway regarding transfer of land, subject to satisfactory completion of landscaping works.

Application	Site	Description	Outstanding Obligations	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. Provision of Brook Link. (Other obligations have been complied with or are not yet triggered). On site affordable housing – 18 units (financial contributions received in respect of 7 of these units)	The Council are continuing to work with Persimmon to secure the transfer of the recreation land. The boundary of the land was incorrect on the transfer plan provided by Persimmon, so a replacement plan is required. The brook link contribution and provision of the Brook Link were due when a formal right to access the land was obtained on 13/1/16. Persimmon applied to remove the obligation to provide the Brook Link. The application was refused on 20/4/16. The Brook Link contribution was paid on 4/5/16 and the Council is awaiting details from Persimmon of when the Brook Link will be provided. Further action will be taken if necessary.
52821, 55235	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.	Under construction. Contribution now due. Letter requesting payment sent 4/9/14, developer has requested additional time to pay.
55512	Birtle Barn, School House Farm, Castle Hill Road, Bury	Conversion of an existing barn to two storey dwelling including erection of carport and store.	£3,421.33 recreation contribution due on commencement.	Under construction – approaching completion. Contribution now due. Letter requesting payment sent 30/7/14. Owner has requested additional time to pay.
56511	Black Moss Farm, Bolton Road, Radcliffe, Manchester, M26 3QG	Application to extend the time limit for implementation planning permission 52224 for demolition of storage/workshop buildings, erection of block of 7 terraced houses and associated parking area	£20,204.01 recreation contribution due on commencement.	Excavations commenced March 2016, Contribution now due.

Application	Site	Description	Outstanding Obligations	Action
57255	Land off Radcliffe Road/Inglewhite Close, Bury, BL9 9JT	Erection of 34 no. dwellings (resubmission)	£55,000 recreation contribution due prior to 1 st occupation. 8 affordable dwellings on site, 25% discount.	Under construction, 12 units occupied – debt recovery action has been requested following failure to pay the outstanding recreation contribution. Construction of the affordable housing units is at the early stages.
58810	Land at Spen Moor, Bury and Bolton Road, Radcliffe, Manchester, M26 4JY	Reserved Matters for appearance, landscaping, layout and scale following grant of Outline planning permission 55003 for residential development of 191 dwellings, creation of ecological enhancement ponds and access off Bury and Bolton Road	£475,070.93 recreation contribution payable in instalments – 1 st instalment of £165, 000 due prior to or upon commencement (10 projects specified in S106). Ongoing requirement to implement Ecological Management Plan (in progress, work to ponds required prior to commencement has been carried out).	1 st instalment of the recreation contribution is now due.
56201 57487 58318 58319	Bankside Mill, Chapelfield, Radcliffe, M26 iJH	Demolition of existing mill and offices and erection of 14 no. Dwellings with associated site access, parking and landscape works. Alternative application submitted for 13 dwellings with a reduced requirement	£42, 366.74 recreation contribution due prior to or upon 1 st occupation. Further £2,999.22 due if the 14 th dwelling is commenced	13 dwellings occupied, recreation contribution is now due.
56973	Manor House, Fletcher Fold, Bury, BL9 9RT	Erection of 3 no. Dwellings and garages (retrospective); Erection of 2 no. Dwellings and garages.	1 st instalment of £10, 264 paid 8/10/14. Further £6,752.67 due on commencement of the 4 th dwelling.	4 th dwelling now commenced, recreation provision now due.
57459	Land at Heap Street, Radcliffe, Manchester, M26 4LA	Erection of 2 no. Dwellings	£6,420.55 recreation contribution due on commencement.	Under construction, recreation contribution is now due.

Application	Site	Description	Outstanding Obligations	Action
58233	Land off Salisbury Road, Radcliffe, M26 4WG	Residential development for 86 dwellings and associated infrastructure.	£100,000 recreation contribution due on commencement. Project provision of the Moss Shaw section of the Bolton Bury railway path and improvements to the Bolton Road Infrastructure phase 1. 17 affordable housing units on site with overage clause. Public access/recreation route prior to occupation of the 68 th dwelling.	Under construction, recreation contribution is now due.

Part 2: S106 obligations not yet triggered

Application	Site	Description	Requirements	Current Status
39700, 53453	Pilsworth South Quarry	Extraction of sand, restoration to agriculture, woodland and amenity using controlled waste. Demolition of Hill Top and Captain's Farms and outline application for single two storey replacement dwelling.	£32,000 commuted sum to establish the feasibility of establishing a local heat network, paid 1/6/15 Leachate management, aftercare / restoration of tip and reinstatement of public access following restoration.	Infilling has commenced, financial contribution paid. Ongoing long term management and restoration obligation.
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.	Material start made. Site is currently on the market.
45598, 55901	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. Application 55901 extends the time limit for the outline element and condition 2 of the original application.	£37,000 ecological payment, £20,000 environmental monitoring payment, £196,440 Metrolink payment, £10,000 Irwell Bridge payment (paths) 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 (paths). £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.
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.

Application	Site	Description	Requirements	Current Status
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 – 3 dwellings.	Development completed but none sold individually. Original developer went into receivership. All sold to 1 new owner.
50775 54550 58359	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.
51623	Former Elton Vale Works, Elton Vale Road, Bury	Residential development – 16 dwellings.	Ongoing requirement regarding reservoir maintenance.	Development completed.
53231, 57085	Holcombe Brook Tennis Club, Longsight Road, Ramsbottom, Bury, BL0 9TD	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.	Under construction. Trigger not reached.
53353	Whitefield House, Pinfold Lane, Whitefield	60-bed care home within ancillary clinic / rehab facilities, car parking and landscaping.	£50,000 recreation contribution due upon commencement.	Not commenced.
53762	<i>Bevis Green Works (Tetrosyl), Mill Road, Bury, BL9 6RE</i>	<i>Outline residential development at Bevis Green (275 dwellings) with associated access, car parking, landscaping, and recreational open space shown illustratively.</i>	<i>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.</i>	<i>Not commenced, no reserved matters application submitted. Permission expired in January 2016.</i>

Application	Site	Description	Requirements	Current Status
54148, 57016, 57019, 57024	Land at James Street / Johnson Street, Radcliffe	Residential development – 90 dwellings.	<p>£99,427.14 recreation contribution payable in 2 instalments, on substantial completion of the 30th and 70th dwellings. 1st instalment paid, 2nd instalment paid 27/05/2015 and 13/11/2015.</p> <p>5 affordable units on site, with potential for an overage payment dependent upon actual Gross Development Value. £18,750 commuted sum paid 17/12/14 for plot 61 in lieu of on-site provision.</p>	<p>First instalment of £47,136.50 received 11/3/13. Part of 2nd instalment (£47,135.50) received 27/5/15. Remaining underpayment of £5,155.19 paid 13/11/15.</p> <p>Ongoing affordable housing requirement.</p>
54717	Land at Elton Vale Road, Bury, BL8 2RZ	Residential development - 4 no. dwellings, 1 no. water bailiffs cottage and 2 no. units for temporary accommodation for fishing lodges	Restricted to 15 parked vehicles, 45 fishing pegs, advise fisheries users that they must not park in Elton Vale Road or Foulds Avenue, keep records of lettings for fishing lodges.	Under construction. Ongoing obligation.
54804	Land to rear of 60 Sandy Lane, The Downs, Prestwich, Manchester, M25 9NB	Erection of 1 no. dwelling with detached garage	£3,421.33 recreation contribution due on commencement.	Not commenced. Alternative permission granted with no recreation requirement (58503).
54975	<i>Halter Inn Works, Holcombe Brook, Ramsbottom</i>	<i>Demolition of existing industrial buildings and erection of 3 detached dwellings.</i>	<i>£10,264 recreation contribution due on commencement.</i>	<i>Not commenced. Permission expired</i>

Application	Site	Description	Requirements	Current Status
54993	7-9 Prestwich Park Road, Prestwich	Erection of one new dwelling.	£3,421.33 recreation contribution due on commencement.	Alternative application approved 23/11/15 with no recreation requirement (59311)
55003	Land at Spen Moor, Bury and Bolton Road, Radcliffe, M26 0JZ	Outline – Residential development of 191 dwellings, creation of ecological enhancement ponds and access off Bury and Bolton Road	£67,594 education contribution due prior to occupation. Provision of cycle path. Implement ecological management plan.	Under construction.
58810	Land at Spen Moor, Bury and Bolton Road, Radcliffe, Manchester, M26 4JY	Reserved Matters for appearance, landscaping, layout and scale following grant of Outline planning permission 55003 for residential development of 191 dwellings, creation of ecological enhancement ponds and access off Bury and Bolton Road	£475,070.93 recreation contribution payable in instalments – 1 st instalment of £165,000 due prior to or upon commencement (10 projects specified in S106). On site public open space. 48 affordable housing units. Permission for the Council to construct a public access track, with the Owner to ensure that public access is maintained.	1 st instalment is now due. Other obligations not yet triggered.
55170	118 Rectory Lane, Prestwich, M25 1DJ	Mixed use development comprising of 2 storey building with a ground floor retail unit (Class A1) and 3 no. flats (Class C3) at first floor with associated car parking and service yard facility	£5,129.59 recreation contribution due on commencement.	Not commenced. Permission expired.
55175	The Rowans, 120 Tottington Road, Bury, BL8 1LR	Erection of two dwellings.	£6,420.55 recreation contribution due on commencement.	Not commenced.
55198	Land adjacent to 1 Ribchester Drive, Bury	Residential development of 5 no. 3-storey townhouses.	£14,431.44 recreation contribution due on commencement.	Not commenced. Permission expired.

Application	Site	Description	Requirements	Current Status
55312	Former Elton Cop Dye Works, Walshaw Road, Bury, BL8 1NG	Residential development comprising of 111 dwellings, access and associated works	<p>£288,600 employment contribution paid 10/5/13. £35,780.85 highways contribution paid 4/8/14.</p> <p>£348,617.36 recreation contribution paid 28/5/15. Interest on late payment remains outstanding.</p> <p>25% on site affordable housing (28 units). Commuted sums have been received for 4 of the affordable units. (£156,125.75 paid after 31/3/15)</p>	On going affordable housing obligations.
55374	Former Red Bank Health Centre, Unsworth Street, Radcliffe	Demolition of existing health centre and erection of 11 2-storey residential houses.	£32,397.14 recreation contribution due in 3 installments: £11,000 on commencement, £11,000 on occupation of the 5 th unit and £10,397.14 on occupation of the 8 th unit.	Not commenced.
55429	Workshop adjacent to 40 Manchester Road, Ramsbottom, Bury, BLO 0DH	Change of use and extension and alterations to workshop (Class B1) to form dwelling (Class C3) - resubmission	£3,421.33 recreation contribution due on commencement.	Alternative application approved with no recreation requirement (58247).
55580	194 Hornby Street, Bury, BL9 5BA	Change of use from offices (Class B2) to 2 no. flats (Class C3)	£3,419.73 recreation contribution due on commencement.	Not commenced. Permission expired December 2015.
55583	Land off Morris Street, Radcliffe, Manchester, M26 2HF	Erection of 14 no. three-storey dwellings with raised gardens, including extension to Morris Street and associated pedestrian footpaths.	£41,703.97 recreation contribution due on commencement, but only if the riverside park assoc with 55584 has not been landscaped, laid out and made available for use by the public.	Not commenced, but the riverside park has been provided.

Application	Site	Description	Requirements	Current Status
55584	Land at Dumers Lane and Morris Street, Radcliffe	Mixed use development comprising 11 x Class B1 (b), B1 (c) and B8 units totalling 3,368 sqm (GIA) of floorspace and 239 dwellings, riverside park and habitat creation scheme, associated land raising, access and estate roads, sub-station, landscaping and flood mitigation measures.	Phased completion of employment units (completed) and on site recreation (riverside park provided). 24 units on-site affordable housing and affordable housing overage clause.	Under construction. Practical completion of employment units signed off and riverside park provided. Some affordable units sold or currently being marketed.
55608	Old Bartles Farmhouse, Watling Street, Affetside, Bury	Conversion of building to dwelling and rebuild of garage on footprint of cart store; erection of stables to replace existing chicken shed	£3,421.33 recreation contribution due on commencement.	Alternative application approved with no recreation requirement (58191).
55610	Huntley House, Chesham Fold Road, Bury	Erection of 4 no. dwellings (resubmission)	£12,841.10 recreation contribution due prior to commencement.	Not commenced.
55741	Thurston Fold Farm, Castle Road, Bury, BL9 8QS	Change of use and extension of existing barn building to 5 no. self contained dwellings together with removal of existing double-height garage and reinstatement of windows and erection of new porch to existing farmhouse (resubmission)	£14,431.44 recreation contribution due on commencement.	Not commenced.
55815	Woolpack Hotel, 5 Stand Lane, Radcliffe, Manchester, M26 1NW	Conversion, alteration & extension of existing public house and hotel to form 14 no. 1 & 2 bedroom apartments and associated works	£11,969.04 recreation contribution due on 1st occupation – paid 22/2/16. Overage clause to require an additional contribution up to £11,969.04 depending on overall GDV.	Some units occupied. Overage clause cannot be calculated until all units have been sold.
55858	Shrewsbury House, Lowther Road, Prestwich, Manchester, M25 9QG	Refurbishment and extension of Shrewsbury House and construction of 4 no. detached dwellings with access and associated works.	£13,685.33 recreation (Paid), £3,000 woodland contribution (Paid), phased / linked development of refurbishment of Shrewsbury House with the new build units.	Under construction. None completed.

Application	Site	Description	Requirements	Current Status
55915	Site of former Cussons Sons & Co Ltd, Kersal Vale Road, Prestwich, M7 0GL	Outline - residential development of 122 houses including means of access from Kersal Vale Road	£42,691 education contribution due on occupation of the 60th unit.	Not commenced – outline only. Permission expired.
56276	Masons Arms, 241 Walmersley Old Road, Bury, BL9 6RU	Change of use from Public House to dwelling and 4no. new dwellings (Re submission)	£12,080.19 recreation contribution due on commencement.	Not commenced. Alternative application approved 21/4/16 for change of use to mixed use development, no recreation requirement (59592).
56466	Castle Leisure Centre, Bolton Street, Bury, BL9 0EZ	Outline application (Means of Access to be approved at outline stage) for demolition of existing on-site structures and development of up to 12,077 sq.m (130,000 sq.ft) gross Class A1 retail floorspace (provided by a single large foodstore unit together with the option for unit shops of a maximum of 1,850 sq.m, this floorspace being part of the 12,077sqm) with Petrol Filling Station, car parking, landscaping and other associated elements	Enabling agreement (Council owned site). S106 to be signed on completion of the transfer of the site from the Council to Ask Real Estate limiting foodstore maximum gross floor area of 10,227 sq.m; maximum net sales area of 6,136 sq.m.; maximum 4,357 sq.m. convenience goods; maximum 1,779 sq.m. comparison goods.	Outline application only. Demolition of police station carried out under alternative permission (56479).
56744	Land at Bury Road/York Street, Radcliffe, Manchester, M26 2WH	Hybrid full planning application for the erection of 153 no. dwellings together with associated works inc laying out public open space, remediate, raise levels, emergency access, development platform for future commercial devt. Outline for B1/B2 B8 7435m2	On site recreation provision. 15 affordable housing units on site plus overage clause. Employment development or ELDF contribution.	Not commenced.
56781	Land at 1 Woodhill Drive, Prestwich, Manchester M25 0BD	Erection of 1 detached dwelling.	£3,421.33 recreation contribution due on commencement.	Not commenced. Non material amendment application approved (59840).

Application	Site	Description	Requirements	Current Status
56874	Land at Hazel Street/Bolton Road West, Ramsbottom, Bury, BLO 9PT	Residential development – 46 dwellings.	All units to be affordable housing.	Nearing completion. Ongoing obligation.
56899	Site of former petrol station, adjacent 253 Bury and Bolton Road, Radcliffe, Manchester, M26 4FP	Erection of 2 no. semi detached dwellings	£6,420.55 recreation contribution due on commencement.	Not commenced. Amended application approved (58220) with no S106. The contribution will only be payable if the first permission is implemented.
56953	Land at rear of Keswick Drive/Derwent Drive, Bury, BL9 9LT	Erection of 6 no. dwellings	All units to be affordable housing.	Alternative application approved (58297) with no AH requirement.
56965	Former Chapel, Chapel Road, Prestwich, Manchester, M25 9SS	Demolition of existing chapel and erection of 4 no. dwellings and creation of 4 no. parking spaces.	£11,545.15 recreation contribution due on commencement.	Not commenced.
57097, 58229	Site of former Beech Grove, Danesmoor Drive, Bury, BL9 6HA	Erection of 16 no. independent living apartments for the over 55's and 3 no. bungalows with shared communal space and creation of 11 no. car parking spaces.	All units to be affordable housing.	Site now cleared and ground works underway.
57162	Former Bank Lane Friendly Burial Society building, Spring Street, Shuttleworth, Ramsbottom, Bury, BLO ODS	Conversion of building and external alterations to form 2 no. dwellings	£6,420.55 recreation contribution due on commencement.	Alternative application submitted with no recreation requirement (58366).

Application	Site	Description	Requirements	Current Status
57198	Land at rear of 353-365 and Beechwood Bungalow, Bury Road, Tottington, Bury, BL8 3DS	Residential development - 30 dwellings	£100,529.40 recreation contribution paid 4/9/14. Affordable housing to be provided on site (8 dwellings) alongside completion of the other dwellings.	Ongoing obligation.
57224	Land adjacent to 41 Station Close, Radcliffe, Manchester, M26 4GW	Erection of 11 no. detached dwellings with access road and demolition of existing bridge structure (resubmission)	£37,634.66 recreation contribution payable in 2 installments prior to commencement and occupation of the 5 th unit. Projects: Improvements to Snape Street play area (phase 1) and Improvements to Young Street play area (phase 1). Cycleway provision.	Not commenced.
57317	Land adjacent to Hardman Fold Farm, Hardman Street, Radcliffe, Manchester, M26 4GY	Erection of 1 no. detached dwelling	£3421.33 recreation contribution due prior to or upon commencement	Not commenced.
57340	Land at rear of 62 Peveril Close, Whitefield, Manchester, M45 6NR	Erection of detached dwelling	£3421.33 recreation contribution due on commencement	Not commenced. Alternative application for erection of 2 dwellings approved with no S106 requirement (59713).
57379	Land between Kenyon Lane and Henry Street, Prestwich, Manchester, M25 1HY	Erection of 6 no. dwellings	Recreation contribution due in 2 installments: £8982.85 on commencement; £8982.85 on 1st occupation.	Not commenced.
57508	Spenside, Bury and Bolton Road, Radcliffe, Manchester, M26 4LA	Erection of 4 no. detached dwellings.	£13,685.33 recreation contribution due on commencement.	Not commenced.

Application	Site	Description	Requirements	Current Status
57524	Land off Hollinhurst Road, Radcliffe, Manchester, M26 1LF	Erection of 4 no.dwellings	£11,545.15 recreation contribution due on commencement	Not commenced. Alternative application approved (58362) with no S106 requirement.
58233	Land off Salisbury Road, Radcliffe, M26 4WG	Residential development for 86 dwellings and associated infrastructure.	£100,000 recreation contribution due on commencement. Project provision of the Moss Shaw section of the Bolton Bury railway path and improvements to the Bolton Road Infrastructure phase 1. 17 affordable housing units on site with overage clause. Public access/recreation route prior to occupation of the 68 th dwelling.	Under Construction. Recreation contribution now due. Other contributions not yet triggered.
58324	Land adjacent to Eton Business Park, Bury Road, Radcliffe, Manchester, M26 2XF	Residential development of 18 no. dwellings	£37,342.00 recreation contribution on commencement, plus recreation overage clause. Project: Improvements to the footpaths, play area and ballzone at Close Park.	Not commenced.
58413	Land to the West of 149 Brandlesholme Road, Bury, BL8 1BA	Reserved Matters application following Outline planning approval 54738 for construction of 39 houses and 18 flats, junction improvements, new access road and associated landscaping	On site recreation provision, 13 affordable housing units	Not commenced.
58521	Former Red Bridge Inn, Bury Old Road, Ainsworth, Bolton, BL2 5PJ	Refurbishment and conversion/change of use of vacant public house to form 2 no. cottages and 8 no. apartments and erection of block of 10 no. apartments	£15,060.03 1 st instalment recreation contribution paid 12/4/16. 2 nd instalment of £15,060.03 payable on occupation of the 10 th unit.	Under construction. 2 nd instalment not yet triggered.
58587, 59650	Land off Lowes Road, Bury, BL9 6QS	Residential development for 24 no. dwellings, memorial/community forest and wider public open space with associated infrastructure (resubmission)	On site recreation. £25,000 index linked highways contribution for traffic calming and 20mph zone on roads that form the access and £10,000 index linked bridleway contribution for improvement to bridleway 37 due on commencement.	Not commenced.

Application	Site	Description	Requirements	Current Status
58655	Land at Valley Park Road/Clifton Road Prestwich, Manchester, M25 3TG	Erection of 97 no. residential units (Class C3) comprising 67 no. dwellings and 30 no. apartments with associated landscaping, access arrangements and car parking and substation and creation of pond and woodland walk and seating area	On site recreation provision 24 affordable housing units	Not commenced.
58832	The Hearth Of The Ram, 13 Peel Brow, Ramsbottom, Bury, BLO 0AA	Extension to existing car park and landscaping of land adjacent	Enabling Agreement 21/3/16. S106 to be signed on transfer of the land	Not commenced.
58918	Land adjacent to 15 Prestfield Road, Whitefield, Manchester, M45 6BD	Erection of 33 no. apartments in 2,3 & 4 storey blocks with associated parking and a detached dwellinghouse.	Recreation contribution £54,469.89 paid upfront 26/2/16. Projects: The Thatch Leach Lane Play Area and Ball Zone Improvements, Boz Park Play Area Improvements, Cycle Infrastructure Improvement in Philips Park 8 affordable housing units on site.	Recreation contribution paid upfront – cannot be spent until lawful commencement of development.
59600	Site of Civic Centre, Thomas Street/New Church Street, Radcliffe, M26 2UD	Demolition of existing Civic Centre and erection of 40 no. dwellings with associated car parking and landscaping	Enabling Agreement 01/4/16. S106 to be signed on transfer of the land	Not commenced.