

# REPORT FOR DECISION

<b>DECISION OF:</b>	<b>PLANNING CONTROL COMMITTEE</b>
<b>DATE:</b>	<b>25 JULY 2017</b>
<b>SUBJECT:</b>	<b>SECTION 106 OBLIGATIONS</b>
<b>REPORT FROM:</b>	<b>DEVELOPMENT MANAGER</b>
<b>CONTACT OFFICER:</b>	<b>FRAN SMITH</b>
<b>TYPE OF DECISION:</b>	<b>COUNCIL</b>
<b>FREEDOM OF INFORMATION/STATUS:</b>	This paper is within the public domain
<b>SUMMARY:</b>	The report outlines the contributions made by S106 obligations since 1 April 2016 and summarises agreements that are outstanding.
<b>OPTIONS &amp; RECOMMENDED OPTION</b>	The Committee is recommended to note the report.
<b>IMPLICATIONS:</b>	
<b>Corporate Aims/Policy Framework:</b>	Do the proposals accord with the Policy Framework? N/A
<b>Statement by the S151 Officer: Financial Implications and Risk Considerations:</b>	Executive Director of Resources to advise regarding risk management N/A
<b>Statement by Executive Director of Resources:</b>	N/A
<b>Equality/Diversity implications:</b>	N/A
<b>Considered by Monitoring Officer:</b>	N/A
<b>Wards Affected:</b>	ALL
<b>Scrutiny Interest:</b>	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) Agreements are legal contracts between the Local Planning Authority and the developer / landowner which include obligations that 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:
- 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, to be spent in accordance with the terms of the s106 Agreement. S106 Agreements 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 the transfer of land.
- 1.5 This report outlines the contributions provided by S106 obligations in the 12 months from 1 April 2016 to 31 March 2017 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 2016 and 31<sup>st</sup> March 2017 at Appendix B.
- 2.2 Table 1 below identifies contributions received in the twelve months from 1 April 2016 to 31<sup>st</sup> March 2017, and unspent contributions as at 31<sup>st</sup> March 2017.
- 2.3 Over the twelve month period from 1 April 2016 and 31 March 2017 a total of **£609,878.00** has been collected from 13 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 2017 is also included in the table below, and stands at **£4,064,312.55**. 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 (for contributions from S106 Agreements signed prior to 6 April 2015), 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 2017 a further **£471,532.54** has been received, which breaks down as £90,532.54 of recreation contributions from five sites, £346,000 affordable housing contribution from one site and £35,000 highways and bridleway contribution from one site. 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 2016 to 31 March 2017	Total amount spent 1 April 2016 to 31 March 2017	Total value of unspent contributions as at 31 March 2017	Comments
Recreation enhancement	£418,224.00	£482,429.82	£1,081,688.16	All allocated with the exception of contributions paid upfront that can't be allocated until commencement of development. The balance includes £9,283.18 interest accrued in 2016/17 and £1,560 overpayment of monitoring fees which is to be refunded.
Recreation maintenance	-	-	£151,858.78	All allocated to maintenance of transferred land. The balance includes interest earned, £1,125.01 in 2016/17.
Recreation – Strategic Planning projects	£70,000.00	-	£70,000.00	Contribution towards Moss Shaw section of the Bolton Bury railway path.
Local Nature Reserves	-	£24,457.25	£77,578.70	All allocated.

Expenditure type	Contributions received 1 April 2016 to 31 March 2017	Total amount spent 1 April 2016 to 31 March 2017	Total value of unspent contributions as at 31 March 2017	Comments
Roch Valley Greenway maintenance fund & repair and maintenance of goyt	-	-	£130,823.00	Transfer of land completed 15/6/16.
Shrewsbury House Woodland contribution	-	£3,000.00	£0.00	To be used to improve and enhance existing woodland in the locality of Shrewsbury House, Prestwich. Wild flower planting has been carried out, tree thinning and clearing work to be completed. The s106 contribution has levered in additional contributions in the form of volunteer work days.
Public art	-	£64,243.30	£101,094.44	In 2016/17 £21,435.89 was spent on the installation of a piece of contemporary art in Burrs Country Park by international artist Auke de Vries. Other projects include the Folk Expo and the Bury Transition Festival.
Employment Land Development Fund	-	£20,728.58	£819,823.52	£36,497.56 allocated, remainder ring fenced.
Affordable Housing	£27,500.00	-	£1,492,210.77	£617,000 allocated to bring empty properties back into use as affordable housing across the Borough, remainder ring fenced for AH.

Expenditure type	Contributions received 1 April 2016 to 31 March 2017	Total amount spent 1 April 2016 to 31 March 2017	Total value of unspent contributions as at 31 March 2017	Comments
Clerke Street study	-	-	£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	-	£2,495.22	£10,000.00	The 1 <sup>st</sup> of 2 vehicle activated signs at Fletcher Bank has been provided but the contribution has not yet been drawn down from the S106 contribution. The remaining £2,495.22 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 and will be spent in 2017/18.
Heat Pipeline feasibility study	-	£7,277.45	£23,267.08	Committed sum from Pilsworth quarry to establish the feasibility of establishing a local heat network.
Olives Brook Link	£25,000.00	-	£25,000.00	Committed sum to carry out appropriate works on the Olives Brook Link.

Expenditure type	Contributions received 1 April 2016 to 31 March 2017	Total amount spent 1 April 2016 to 31 March 2017	Total value of unspent contributions as at 31 March 2017	Comments
Education	£67,594.00	-	£67,594.00	Committed sum from Spen Moor. The funds will be used to contribute to an extension at St Stephen's CE Primary School, anticipated to commence in the next financial year.
<b>TOTAL</b>	<b>£609,878.00</b>	<b>£604,631.62</b>	<b>£4,064,312.55</b>	

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 2016 and 31 March 2017, and total balances are as at 31 March 2017.

### Recreation

2.6 In the twelve months from 1 April 2016 to 31 March 2017 **£439,015.15** of recreation contributions has been spent. This has gone towards improvements at a number of sites including:

- Play areas at Ramsbottom Baths, Hartley Gardens, Sycamore Road, Peel Brow, Booth Street, Hoyles, New Kershaw Centre, Bright Street, Dow Lane, Brandlesholme, Sunnybank, Hunters Hill, Thatch Leach Lane and Boz Park;
- St Mary's flower park improvements;
- Whitefield bowling pavilion;
- Clarence Park community room;
- Ramsbottom Civic Hall garden;
- Peel Tower improvements;
- Ballzones at Goshen, Hoyles, Woodhill Road, Whitehead Park and Thatch Leach Lane;
- Burrs infrastructure strategy;
- King George V pavilion;
- Whitehead Park croquet club;
- Whitehead Park outdoor gym;
- Radcliffe skate park fencing;
- Dow Lane open space;
- St Mary's Park improvements;
- Nuttall Park picnic area and paths;
- Improvements at Thatch Leach Lane, Close Park, Burrs Country Park, Whitehead Park and Starmount Reservoir and Blackshaw Brook.

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, tennis courts, outdoor gyms, bowling greens and park improvements. 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 signed prior to 6 April 2015, the recreation project can 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. 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 £14,018.16 was paid upfront for 24 self contained flats, 15 new build flats and car parking at Cobden Mill, Square Street, Ramsbottom (planning application 41873). This application was not implemented and is no longer extant. Therefore the obligations contained in the S106 agreement would never have taken effect.
- 2.10 A contribution of £2,289.36 was required by a Section 106 Agreement in relation to planning permission 46105 at the same address (conversion of mill into 6 apartments). The scheme did commence but was superseded by planning permission 54815 granted in 2014 which has been implemented (residential development of 4 no. 3 storey townhouses). There is a clause in the 46105 Agreement which states that the Agreement shall cease to have effect if a new permission is granted under which development is initiated.
- 2.11 Therefore these two sums (£14,018.16 and £2,289.36) were required to be returned to the applicant. However, a further planning application (57570) had commenced on the site (conversion of former mill to 11 no. two bedroom apartments and 3 no. 1 bedroom apartments and 1 no. Three bedroom dwelling house and 3 no. Four bedroom townhouses). The related S106 Agreement required a payment of £36,018.27 to be paid prior to or upon commencement date. Given the applicant was the same company, the sums that the Council already held in relation to the site (£16,307.52) have been retained to offset the payment due to the Council. The developer paid the outstanding balance (£19,710.75) on 13/02/2017.

### **Local Nature Reserves**

- 2.12 From 1 April 2016 to 31 March 2017, £24,457.25 of S106 contributions from developments at Radcliffe Paper Mill and Olives 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.
- 2.13 In the Kirklees Valley, £4,492.00 of s106 contributions have been spent in 2016/17 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 2016/17 the WIG Grant and S106 match funding have been spent on installing seating throughout the valley and some tree work. Spending plans for 2017/18 include upgrading the path from a footpath to a permissive bridleway, widening the

path to make it suitable for all users. The work will include new gates, fencing and some tree felling.

- 2.14 A further £4,148.00 of S106 contributions has been spent between 1 April 2016 and 31 March 2017 at Chapelfield LNR on the footpath at the entrance at Crompton Close. Grant funding for a community grow your own and landscaping project, which would have provided improved access, raised beds, landscaping and fencing and used £6,000 of S106 money as match funding was unfortunately turned down in 2016/17. The intentions for 2017/18 are to reapply for grant funding and use some s106 money to make good the paths.

### **Public Art**

- 2.15 In relation to provision of public art projects, £64,243.30 has been spent between 1 April 2016 and 31 March 2017. This is from historical funds already collected and is not a policy by which the LPA can seek contributions for from development proposals.
- 2.16 Projects include a new sculpture by Auke de Vries which has recently been installed at Burrs, funded by S106 public art contributions. A mobile artwork – a giant Bakelite radio, was also commissioned using percent for art funding. The underlying structure is a container designed so that the sides of the radio open up and the space inside can be used as a stage or as a small space for intimate performances or storytelling workshops. The artwork was sited as part of last year's Light Night/Transition Festival; it was subsequently loaned to Salford to be part of the Quays/Media City Festival. It is planned that it will be sited again in Bury for this year's festival.
- 2.17 S106 public art funding has also contributed to The Folk Expo, which is the premier event on the UK Folk calendar drawing visitors from all over the world. The performance element was identified as fitting within the criteria of temporary public art and funded on a one-off basis as part of a strategic commitment to reinforce Bury's profile as a cultural visitor hub. £10,000 of S106 public art funding also went towards the Transition Festival in 2016/17.
- 2.18 A Sound Art project has also been commissioned in 2016/17. The artist, Helmut Lemke, used the %for art commission money to draw down an Arts Council grant to support the project. He is currently developing the artwork 2 days per week using the Fusilier Museum basement workshops as a base. The project has also included internet radio broadcasts about sound art and working in Bury once per month. Helmut is working to complete the art piece to coincide with the Transition/Light Festival in October. In addition, built on the Council's relationship and support, Helmut has donated six previous installation artworks to the Bury Art Collection.
- 2.19 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 sought for new planning applications.

### **Employment Land Development Fund**

- 2.20 A total of £219,416.46 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 2017, £182,918.90 of the allocated funds has been spent. A further £13,461.12 was previously allocated to Chamberhall tree works but is currently not required and has therefore been de-allocated.

2.21 The following allocations have been approved from the ELDF:

<b>Project</b>	<b>Details</b>	<b>Amount allocated</b>	<b>Total spent at 1 April 2017 (expenditure for past 12 months in brackets)</b>
Chamberhall	Site marketing, the removal of Japanese Knotweed, tree thinning to assist with the formation of development plots and topographical survey work	£49,185.88	£40,695.06 (£3,209.18)
Townside	Marketing and site investigation work	£12,000.00	£2,485.85
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
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	£9,680.00 (£9,680.00)
Master planning	Masterplanning work for the Northern Gateway site.	£7,839.40	£7,839.40 (£7,839.40)
<b>TOTAL</b>		<b>£219,416.46</b>	<b>£182,918.90</b>

### **Affordable Housing**

2.22 Section 106 Agreements have also required developers to make provision on site for affordable housing. As of 31 March 2017 253 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, 193 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.

2.23 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 2016 and 31 March 2017, one property was sold in this way, with contributions totalling £27,500.00 received by the Council. In total up to 31 March 2017 53 properties have now been sold this way, amounting to

£1,492,210.77 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.

- 2.24 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**

- 2.25 The remaining £2,495.22 of the £35,780.85 contribution for improvements to Redford Street, Bury, required as a result of the redevelopment of the former Elton Cop Dye works on Walshaw Road has now been spent. This contribution funded resurfacing work, the replacement of the affected traffic calming and minor footway remedial works.
- 2.26 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**

- 2.27 A further £7,277.45 of the S106 contribution from Viridor for the local heat network feasibility study was spent in 2016/17. Consultants Ove Arup have been engaged to produce a technical feasibility report, which is part funded by the S106 contribution and part funded by a Government grant. Further due diligence work on the feasibility study and further stakeholder engagement is likely to be commissioned in 2017/18.

## **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, 13 developments have been identified as having outstanding obligations that are now due and are being pursued by the Council. Of these, eight require financial contributions, totalling £50,540.37 plus and index linked

contribution for which further details must be provided before it can be calculated (compared to £433,770.94 outstanding in the June 2016 report). These contributions can be broken down as shown in the table below:

Requirement	Total amount negotiated
Recreation	£20,952.05
Wildlife link maintenance contribution (due when the land is transferred)	£29,588.32
<b>TOTAL</b>	<b>£50,540.37</b>

- 3.3 Transfer of land is outstanding from four 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. The provision of affordable housing is also outstanding on one site

### **Section 106 Agreements not yet triggered**

- 3.4 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 superseded permissions are included on the list for information but not included in the totals below.
- 3.5 The total sum of financial contributions required under these Agreements is around £1.5 million. The terms of each Section 106 obligation will specify how these funds can be spent. The contributions can be broken down as shown in the table overleaf. 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. Planning permission has recently expired on a further five sites with S106 agreements, so these obligations will not be triggered.

Requirement	Total amount negotiated
Recreation	£1,330,014.91
Transport	£20,000.00
Employment	£194,000.00
<b>TOTAL</b>	<b>£1,544,014.91</b>

- 3.6 In relation to non-financial contributions, these agreements require the following:
- 171 affordable dwellings secured through planning policy, plus a further 104 affordable dwellings on housing association developments and 13 starter homes;
  - Leachate management, aftercare / restoration of tip and reinstatement of public access following restoration at Pilsworth;
  - Metrolink crossing at Townside, subject to obtaining necessary consents;
  - On site recreation on four sites;
  - Provision of a cycle path, implementation of an ecological management plan and public access track at Spen Moor, Bury;
  - Phased completion of employment alongside residential development at Mountheath;

- Restrictions on number of vehicles and fishing pegs at Elton Vale Road, Bury.

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 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. These restrictions do not apply to contributions that are secured via Agreements signed prior to 6 April 2015.

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. The restrictions do not 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.

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#### **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:-**

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## APPENDIX A – SCHEMES PROVIDED VIA S106 COMMUTED SUMS

Type of contribution	Scheme provided / location	Money spent 1 April 2016 – 31 March 2017
Recreation	St Marys Flower park Improvements	£188.83
Recreation	Whitefield Bowling Pavillion	£108.00
Recreation	Clarence Angling/Community Room	£7,900.50
Recreation	St Marys Flower Park Improvement Phase 2	£206.10
Recreation	Ramsbottom Baths Play Area	£2,000.00
Recreation	Hartley Gardens Play Area	£30,759.33
Recreation	Sycamore Road Play Area	£24,529.09
Recreation	Peel Brow Play Area	£17,759.67
Recreation	Ramsbottom Civic Hall Garden	£1,350.00
Recreation	Booth St/Trafford Play Area Partial refurb	£15,777.00
Recreation	Peel Tower Improvements	£3,315.00
Recreation	Goshen Ballzone repairs and painting	£5,000.00
Recreation	Hoyles Play Area swings and Ballzone refurb	£29,822.00
Recreation	New Kershaw Centre Play Area renewal	£10,000.00
Recreation	Bright Street Play Area	£300.00
Recreation	Burrs Infrastructure Strategy	£8,822.00
Recreation	Woodhill Road Ballzone Improvements	£5,000.00
Recreation	Whitehead Park Ballzone Improvement	£10,300.00
Recreation	King George V Whitehead Pavillion	£3,420.00
Recreation	Whitehead Park Croquet Club	£6,921.67
Recreation	Whitehead Park Outdoor Gym	£30,432.50
Recreation	Radcliffe Skatepark Fence	£12,366.00
Recreation	Dow Lane Open Space	£5,250.00
Recreation	Dow Lane Play Area	£35,000.00
Recreation	Brandlesholme Play Area	£23,432.00
Recreation	Sunnybank Play Area	£29,494.17
Recreation	Hunters Hill Play Area	£18,000.00
Recreation	Thatch Leach Lane PA	£6,420.55
Recreation	St Marys Park Improvements	£6,195.00
Recreation	Wellington Barracks play area	£30,000.00
Recreation	Purbeck Drive play area	£10,000.00
Recreation	Clarence Angling / Community Room	£7,900.50
Recreation	Nuttall Park play area	£7,000.00
Recreation	Infrastructure improvements at Close Park	£3,069.00
Recreation	Thatch Leach Lane Play Area & Ballzone Improvements	£32,508.11
Recreation	Boz Park Play Area Improvements	£12,000.00
Recreation	Improvements to infrastructure at Burrs Country Park Phase 1	£22,166.80
Recreation	Improvements to infrastructure at Starmount Reservoir and Blackshaw Brook Phase 1	£216.00
Recreation	Improvements to infrastructure at Whitehead Green Flag Park Phase 1	£7,500.00
Public art	Sound art - Helmut Lemke residency	£2,500.00
Public art	Victoria Wood memorial	£1,900.00
Public art	Burrs sculpture – Auke de Vries	£23,535.89
Public art	Olives Paper Mill professional fees	£2,900.00
Public art	Folk Expo	£12,829.16
Public art	Mobile artwork – Bakelite radio	£7,874.18
Public art	Transition Festival	£10,000.00
Public art	Remove Garside Hey fence	£124.07

<b>Type of contribution</b>	<b>Scheme provided / location</b>	<b>Money spent 1 April 2016 – 31 March 2017</b>
Public art	Irwell sculpture trail web hosting	£250.00
Public art	Ramsbottom sculpture refurbishment	£2,330.00
Local Nature Reserves	Local Nature Reserves Officer	£15,817.25
Local Nature Reserves	Chapelfield LNR – footpath improvements at Crompton Close entrance	£4,148.00
Local Nature Reserves	Kirklees Valley Woodland Improvement Grant match funding	£4,492.00
Employment	Invest in Bury website	£9,680.00
Employment	Chamberhall valuation report	£600.00
Employment	Chamberhall site investigations	£2,609.18
Employment	Masterplanning	£7,839.40
Highways	Improvements to Redford Street, Bury	£2,495.22
Other	Heat pipeline feasibility study	£7,277.45
Other	Shrewsbury House woodland contribution	£3,000.00
<b>TOTAL</b>		<b>£604,631.62</b>

**APPENDIX B – OBLIGATIONS COMPLIED WITH  
1 APRIL 2016 – 31 MARCH 2017**

<b>Application</b>	<b>Site</b>	<b>Description</b>	<b>Obligation complied with</b>
56874	Land at Hazel Street/Bolton Road West, Ramsbottom, BL0 9PT	Residential Development – 46 dwellings	Development completed, all units are affordable.
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 <sup>st</sup> 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
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	£165,000 1 <sup>st</sup> instalment of recreation contribution paid 20/7/2016 (10 projects specified in S106).
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 paid 20/7/2016
57255	Land off Radcliffe Road/Inglewhite Close, Bury, BL9 9JT	Erection of 34 no. dwellings (resubmission)	£55,000 recreation contribution received 21/7/2016 plus £1,523.97 interest for late payment. Ongoing affordable housing obligation, 5 affordable units sold as discounted, final 3 affordable houses currently being marketed.

<b>Application</b>	<b>Site</b>	<b>Description</b>	<b>Obligation complied with</b>
58233	Land off Salisbury Road, Radcliffe, M26 4WG	Residential development for 86 dwellings and associated infrastructure.	£100,000 recreation contribution received 27/7/2016. Project provision of the Moss Shaw section of the Bolton Bury railway path and improvements to the Bolton Road Park Infrastructure phase 1.
55512	Birtle Barn, School House Farm, Castle Hill Road, Bury, BL9 6UJ	Conversion of an existing barn to two storey dwelling including erection of carport and store.	£3,421.33 recreation contribution received 24/8/2016.
56511	Black Moss Farm, Bolton Road, Radcliffe, Manchester M2 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 received 8/9/2016
58832	The Hearth of the Ram, 13 Peel Brow, Ramsbottom, Bury, BL0 0AA	Extension to existing car park and landscaping of land adjacent.	£8,217.45 recreation contribution received 5/10/2016.
57570	Former Cobden Mill, Square Street, Ramsbottom, BL0 9AZ	Conversion of former mill to 11 no. two bedroom apartments and 3 no. 1 bedroom apartments along with 1 no. three bedroom dwelling house and 3 no. four bedroom town houses in the former mill yard.	£19,710.75 recreation contribution received 13/02/2017
59600	Site of Civic Centre, Thomas Street, Radcliffe, M26 2UD	Demolition of existing Civic Centre and erection of 40 no. dwellings with associated car parking and landscaping	£91,763.53 recreation contribution received 14/02/2017

Contributions received after 1 April 2017 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 2017

Application	Site	Description	Obligation complied with
53231 57085 60201	Holcombe Brook Tennis Club, Longsight Road, Ramsbottom, Bury, BL0 9TD	Erection of 55 category 11 sheltered flats for the elderly, communal facilities, landscaping and car parking.	£346,000.00 affordable housing contribution received 12/04/2017.  Final index linked payment DUE
59869	JLT House, Brook Street, Radcliffe, M26 2PQ	Residential development comprising 22 no. Dwellings	£32,311.44 recreation contribution received 12/05/2017
58587 59650	Land off Lowes Road, Bury, BL9 6QS (The Brickworks)	Residential development for 24 no. dwellings, memorial/community forest and wider public open space with associated infrastructure (resubmission)	£25,000.00 highways contribution and £10,000.00 bridleway contribution received 25/05/2017
61103	Site of the Brandlesholme Road, Bury, BL8 1HP	Erection of 10 no. dwellings with associated car parking, landscaping and revised vehicular access.	£29,255.40 recreation contribution received 16/06/2017
49667 54802	Olives Paper Mill, Tottington Road, Bury	Development of 90 residential units including landscaping	Brook Link bridge – constructed May 2017
55858	Shrewsbury House, Lowther Road, Prestwich, M25 9QG	Refurbishment and extensions of Shrewsbury House and construction of 4 no. Detached dwellings with access and associated works	Phased/linked development of refurbishment of Shrewsbury House with the new build units has been completed.
55374	Former Red Bank Health Centre, Unsworth Street, Radcliffe	Demolition of existing health centre and erection of 1 2-storey residential houses.	£11,000 received 30/06/2017
57379	Land between Kenyon Lane and Henry Street, Prestwich, Manchester, M25 1HY	Erection of 6 no. dwellings.	£17,965.70 received 04/07/2017

## APPENDIX C – OUTSTANDING OBLIGATIONS

### Part 1: S106 obligations where triggers have been reached

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.	Transfer of land and provision of cycleway.  Ongoing dialogue with the developer and a reminder has been issued. The transfer of land is expected in 2017/18
44581 50779 54514	Woodhill Mill, Bury Boot and Shoe Co, Brandlesholme Road, Bury, BL1 1BG	Conversion of former industrial warehouse to 46 residential units and 5 live work units	Ongoing affordable housing obligation - DoV 25/9/12 gives a period of grace for the AH to be provided at intermediate rent, extended a further 3 years by DoV 2/9/14.  Recreation contribution increased by £2,339.40 to £21,280.36 by DoV 25/9/12 due prior to or upon the first occupation of any live/work unit.	Non-compliance letter sent 18/7/2017 for recreation contribution.
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.

<b>Application</b>	<b>Site</b>	<b>Description</b>	<b>Outstanding Obligations</b>	<b>Action</b>
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.
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 <sup>th</sup> dwelling.  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.
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. Non compliance letter sent 21/06/07
57255	Land off Radcliffe Road/Inglewhite Close, Bury, BL9 9JT	Erection of 34 no. Dwellings (re-submission)	8 affordable dwellings on site, 25% discount	£55,000 recreation contribution paid 21/07/2016. 5 of the affordable housing units sold as discounted, remaining 3 affordable units currently being marketed.
56973	Manor House, Fletcher Fold, Bury, BL9 9RT	Erection of 3 no. Dwellings and garages (retrospective); Erection of 2 no. Dwellings and garages.	1 <sup>st</sup> instalment of £10, 264 paid 8/10/14. Further £6,752.67 due on commencement of the 4 <sup>th</sup> dwelling.	4 <sup>th</sup> dwelling now commenced, recreation provision now due. Non compliance letter sent 21/06/17.
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 paid 12/04/2017. Additional index linked contribution outstanding.	Development completed and fully occupied. Additional index linked payment now due. Non compliance letter sent 21/06/17.
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	Under construction – contribution now due. Non compliance letter sent 21/06/17.

<b>Application</b>	<b>Site</b>	<b>Description</b>	<b>Outstanding Obligations</b>	<b>Action</b>
56781	Land at 1 Woodhill Drive, Prestwich, Manchester M25 0BD	Erection of 1 detached dwelling.	£3,421.33 recreation contribution due on commencement.	Under construction - contribution now due. Non material amendment application approved (59840). Non compliance letter sent 21/06/17.
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, phasing programme due prior to commencement 24 affordable housing units	Under construction, 6 units completed.
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.	Completed. Affordable housing obligation not complied with. Enforcement / Legal Services are considering the next steps

## Part 2: S106 obligations not yet triggered

Application	Site	Description	Requirements	Current Status
39700, 53453	Pilsworth South Quarry (Land at Captains & Hill Top Farms off Pilsworth Road, Bury)	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 <sup>st</sup> occupation.	Material start made. Site is currently on the market.
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 <sup>st</sup> occupation of each block.	Under construction
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.
56969	Church Buildings, Warth Road, Bury, BL9 9NG	<i>57 dwellings</i>	On site affordable housing – 14 units (25% discount). On site recreation.	
45598, 55901	<i>Former East Lancs Papermill Site, Cock Clod Street, Radcliffe (Radcliffe Riverside)</i>	<i>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.</i>  <i>Application 55901 extends the time limit for the outline element and condition 2 of the original application.</i>	<i>£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 GMPTC car park improvement prior to occupation of 60% of the dwelling. All payments index linked.</i>	<i>Not commenced. Permission expired.</i>

<b>Application</b>	<b>Site</b>	<b>Description</b>	<b>Requirements</b>	<b>Current Status</b>
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 <sup>rd</sup> 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.
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.	24 units on-site affordable housing and on- going affordable housing obligation. Affordable housing overage clause.	Some affordable units sold or currently being marketed.
54148, 57016, 57019, 57024	Land at James Street / Johnson Street, Radcliffe	Residential development – 90 dwellings.	5 affordable units on site, with potential for an overage payment dependent upon actual Gross Development Value.	Ongoing affordable housing requirement.
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.
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: First instalment of £11,000 paid.  A further £11,000 is due on occupation of the 5 <sup>th</sup> unit and £10,397.14 on occupation of the 8 <sup>th</sup> unit.	Under construction.
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 (paid). Provision of cycle path. Implement ecological management plan.	Under construction. £67,594 education contribution paid 20/7/2016. Provision of cycle path. Implement ecological management plan.

<b>Application</b>	<b>Site</b>	<b>Description</b>	<b>Requirements</b>	<b>Current Status</b>
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	<p>£475,070.93 recreation contribution payable in instalments – 1<sup>st</sup> instalment of £165,000 paid (10 projects specified in S106), 2<sup>nd</sup> instalment of £160,000 due on commencement of 66<sup>th</sup> dwelling; 3<sup>rd</sup> instalment of £150,070.93 due on commencement of 132<sup>nd</sup> dwelling.</p> <p>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.</p>	<p>£165, 000 1<sup>st</sup> instalment of recreation contribution paid 20/7/2016 (10 projects specified in S106).</p> <p>2<sup>nd</sup> instalment (£160,000) of the Recreation Contribution due prior to or upon the Commencement of Construction of the 66th Dwelling on the Land.</p> <p>Other obligations not yet triggered.</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.
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.
55175	<i>The Rowans, 120 Tottington Road, Bury, BL8 1LR</i>	<i>Erection of two dwellings.</i>	<i>£6,420.55 recreation contribution due on commencement.</i>	<i>Not commenced. Permission expired</i>

<b>Application</b>	<b>Site</b>	<b>Description</b>	<b>Requirements</b>	<b>Current Status</b>
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.
55610	Huntley House, Chesham Fold Road, Bury	<i>Erection of 4 no. dwellings (resubmission)</i>	<i>£12,841.10 recreation contribution due prior to commencement.</i>	<i>Not commenced. Permission expired.</i>
56965	Former Chapel, Chapel Road, Prestwich, Manchester, M25 9SS	<i>Demolition of existing chapel and erection of 4 no. dwellings and creation of 4 no. parking spaces.</i>	<i>£11,545.15 recreation contribution due on commencement.</i>	<i>Not commenced. Permission expired.</i>
57198	Land at rear of 353-365 and Beechwood Bungalow, Bury Road, Tottington, Bury, BL8 3DS	Residential development - 29 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 affordable housing obligation.
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.	Ongoing affordable housing obligation.
56466	Castle Leisure Centre, Bolton Street, Bury, BL9 0EZ	<i>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</i>	<i>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.</i>	<i>Outline application only. Demolition of police station carried out under alternative permission (56479). Permission expired.</i>
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.



<b>Application</b>	<b>Site</b>	<b>Description</b>	<b>Requirements</b>	<b>Current Status</b>
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 <sup>st</sup> instalment recreation contribution paid 12/4/16. 2 <sup>nd</sup> instalment of £15,060.03 payable on occupation of the 10 <sup>th</sup> unit.	Under construction. 2 <sup>nd</sup> instalment not yet triggered.
58233	Land off Salisbury Road, Radcliffe, M26 4WG	Residential development for 86 dwellings and associated infrastructure.	£100,000 recreation contribution paid – 27/7/2016. 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 <sup>th</sup> dwelling.	Under Construction. Recreation contribution (£100,000) received 27/7/2016. Other contributions not yet triggered.
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 development. 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. Unlawful commencement
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 instalments prior to commencement and occupation of the 5 <sup>th</sup> unit. Projects: Improvements to Snape Street play area (phase 1) and Improvements to Young Street play area (phase 1). Cycleway provision.	Not commenced.
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, phasing programme due prior to commencement 24 affordable housing units	Under construction, 6 units completed.
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.

<b>Application</b>	<b>Site</b>	<b>Description</b>	<b>Requirements</b>	<b>Current Status</b>
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 ball zone at Close Park.	Not commenced.
59005	Land off Factory Street, Ramsbottom, BL0 9BT	Demolition of buildings and redevelopment for use class C2 residential accommodation with care comprising 57 apartments for persons aged 65 and over.	£50,000 employment contribution. Project - Upgrading of employment accommodation at Bradley Fold Trading Estate. Due prior to or immediately upon commencement of development.	Not commenced.
59809/ 60750	Paradise Mill, John Street, Bury, BL9 0NH	Demolition of existing buildings and formation of public pay and display car park including resurfacing works and boundary treatments (temporary period of 3 years).	Potential £144,000 employment contribution - given the applicant's longer term ambitions for the site, they have entered into a deferred overage planning obligation. The obligation specifies that if the site was to subsequently come forward for a higher value use, such as residential and/or retail, there would be a requirement to make a one-off financial contribution to off-set the loss of the employment land and premises.	Completed.
59715	Redisher Works, Holcombe Old Road	Demolition of existing buildings and erection of 22 no. Dwellings including works to culverted watercourse	£64,261.88 recreation contribution. Amount due in two instalments, half on commencement and half on 1st occupation Projects: Improvements to public right of way and footpath at Redisher Woods (phase 1) (£35,000); Improvements to steps and infrastructure at Pot Green Woodland (phase 1) (£10,000); Improvements to infrastructure at Bolton Road West Playing Fields (phase 1) (19,261.88)	Not commenced.
60424	Land adjacent to Warth Road, BL9 9NG	Residential development comprising 65 dwellings with associated infrastructure and incidental open space including a new estate road and vehicular and pedestrian access off Warth Road	65 affordable units	Under construction

<b>Application</b>	<b>Site</b>	<b>Description</b>	<b>Requirements</b>	<b>Current Status</b>
60717	Land between Geoffrey Street, Taylor Street & Brook Street, Bury, BL9 6DN	Outline residential development of up to 26 units, 50% of which will be starter homes, details of access	13 affordable units	Not commenced.
60182	Land adjacent to Rico House, George Street, Prestwich, M25 9WS	Erection of synagogue (Class D1) and offices (Class B1) together with associated vehicular access, car parking and landscaping.	£20,000 prior to or upon commencement. This is a financial contribution to be held by the Council to implement a Resident's Parking Scheme if considered necessary. The terms of the obligation are as follows: £20,000 - £7,500 monitoring, £12,500 implementation. Monitoring to include pre-commencement of development and post occupation of development parking surveys at suitable times of the week, to be carried out by TfGM or the Developer. To include a repayment clause for any unspent contributions to be returned within a reasonable timeframe - 5 years.	Not commenced.
59869	JLT House, Brook Street, Radcliffe, M26 2PQ	Residential development comprising 23 no. Dwellings	1 <sup>st</sup> instalment of £32,311.44 paid 12/5/17. 2 <sup>nd</sup> instalment of £34,875.44 due prior to or upon commencement of the 12th dwelling. Projects: Improvements to access and to footpaths at Springwater Park including Sailor Brow (phase 1) and Improvements to clubroom, changing facilities and playing pitches at Redbank Playing Fields (phase 1)	Under construction
59884	Land at Mountheath Industrial Estate, George Street, Prestwich	Outline planning application for the demolition of all existing structures and redevelopment for a mixed use development comprising up to 160 dwellings and 2,959sq.m of employment floorspace (B1/B8) including all associated infrastructure.	Occupation of more than 10 dwellings will not be permitted until the Phase 1 Employment Units (704sq.m gross internal area) are practically complete and available for occupation.	Not commenced.

<b>Application</b>	<b>Site</b>	<b>Description</b>	<b>Requirements</b>	<b>Current Status</b>
60798	Land on the North side of Rochdale Road, Bury, BL9 7AX	Proposed development of 6 no shops (A1) and 24 no. Flats in 3 and 4 storey building	£37,486.80 recreation contribution due prior to or upon commencement. Project: Improvements to infrastructure at Openshaw Park (Phase 1) and improvements to infrastructure at Clarence Park (Phase 1)	Not commenced.
60723	Land adjacent to 19A New Road, Radcliffe, Manchester, M26 1LS	Demolition of existing buildings and redevelopment including erection of 14 detached dwellings and associated works.	£38,032.02 recreation contribution due prior to or upon commencement. Project: Refurbishment of Coronation Park to include tree work, landscaping, paths and play facilities Phase 1); and Landscaping and footpath improvements at St John's Church yard off New Road, Radcliffe (Phase 1)	Not commenced.
59375	Site of former British Legion Club, Water Street, Radcliffe, M26 4DF	Outline - Demolition of existing building and erection of 1 no. Building containing 19 apartments with associated car parking and amenity space.	£29,677.05 recreation contribution due prior to or upon commencement. Projects: Improvements to Manchester, Bolton and Bury Canal including removal of invasive species and debris and levelling of towpath east of Water Street (Phase 1); Improvements to footpath and accessibility towards the canal bridge at Banana Path, Improvements to drainage paths and raising the height of plots at Osborne Walk Allotments (Phase 1); and Improvements to track surfacing at Cams Lane running track (Phase 1).	Not commenced.

<b>Application</b>	<b>Site</b>	<b>Description</b>	<b>Requirements</b>	<b>Current Status</b>
60762	Victoria Mill	Proposed extension and conversion of existing mill to provide 13 no. 1 & 2 bedroom residential apartments with 16 car parking spaces and associated works.	£20,305.35 recreation contribution due prior to or upon commencement. Projects: Improvements to the play area at Town Meadow Park, Tottington (Phase 1); Refurbishment of the tennis courts at Town Meadow Park, Tottington (Phase 1); Improvements to the infrastructure at lodges in Kirklees Valley (Phase 1)	Not commenced.
58985	Site of Hartshead Works, Deal Street, Bury, BL9 7PU	Demolition of existing buildings and residential development comprising 39 no. dwellings (15 no. houses and 24 no. apartments), new access from Deal Street, car parking and landscaping	39 affordable units	Not commenced.