

REPORT FOR DECISION

DECISION OF:	PLANNING CONTROL COMMITTEE
DATE:	19 FEBRUARY 2019
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 2017 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:

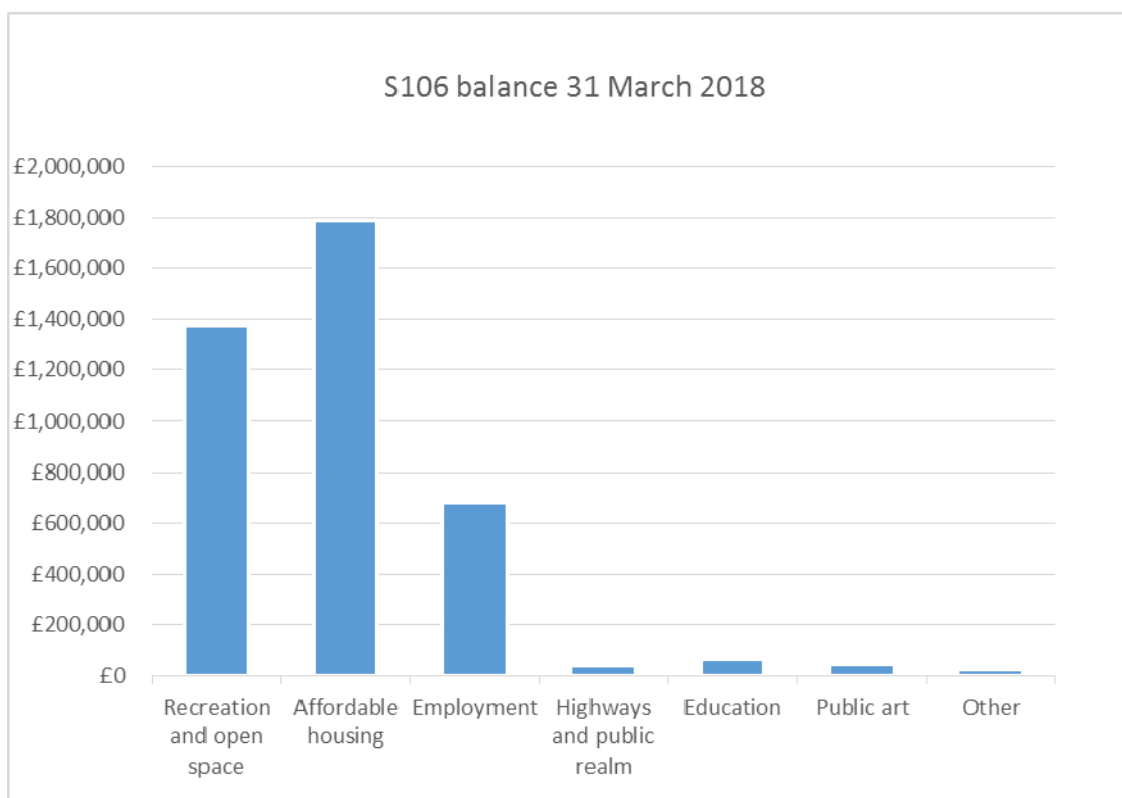
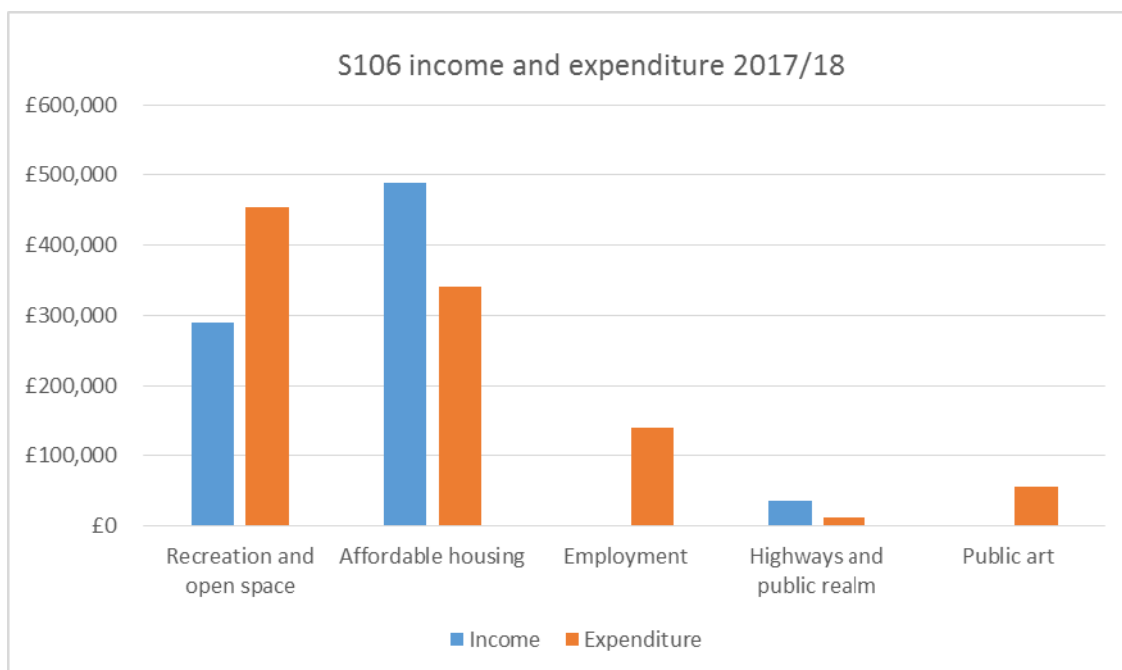
Chief Executive/ Strategic Leadership Team	Executive Member/Chair	Ward Members	Partners
Scrutiny Committee	Committee	Council	

1.0 Background

- 1.1 Section 106 (s106) 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 2017 to 31 March 2018 and identifies those Agreements where obligations are outstanding and those where triggers have not yet been reached.

2.0 2017/18 summary

- 2.1 Over the twelve month period from 1 April 2017 to 31 March 2018, Section 106 Agreements have resulted in over £1million of investment in the Borough, provision of 24 on-site affordable homes and over £800,000 of income to the Council. As of 31 March 2018 the Council had around £4million of unspent S106 contributions, much of which has been allocated to specific projects but may take time to deliver and for expenditure to be drawn down.
- 2.2 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.



2.3 Table 1 below summarises income and expenditure in the twelve months from 1 April 2017 to 31 March 2018, and unspent contributions as at 31 March 2018. This is broken down into more detail in Appendix C.

Table 1: S106 income, expenditure and balance

Expenditure type	Contributions received 1 April 2017 to 31 March 2018	Total amount spent 1 April 2017 to 31 March 2018	Total value of unspent contributions as at 31 March 2018
Recreation, local nature reserves and open space	£288,807.39	£453,367.49	£1,376,342.77
Affordable housing	£489,500.00	£339,975.02	£1,789,489.38
Employment		£139,756.80	£680,066.72
Highways and public realm	£35,000	£12,377.72	£42,622.28

Expenditure type	Contributions received 1 April 2017 to 31 March 2018	Total amount spent 1 April 2017 to 31 March 2018	Total value of unspent contributions as at 31 March 2018
Education			£67,594.00
Public art		£55,387.66	£46,802.59
Other			£26,641.18
TOTAL	£813,307.39	£1,000,864.69	£4,029,558.92

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 2017 and 31 March 2018, and total balances are as at 31 March 2018.

3.0 Schemes Provided and Obligations Complied With

- 3.1 This section of the report summarises Section 106 Agreements by type of obligation. A detailed 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 2017 and 31 March 2018 at Appendix B.

Recreation

- 3.2 In the twelve months from 1 April 2017 to 31 March 2018 **£435,006.86** 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.
- 3.3 A further £7,218.32 upfront contribution has been refunded because the development did not proceed and permission expired.
- 3.4 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.

- 3.5 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.
- 3.6 All unspent recreation contributions received up to 31 March 2018 have been committed to specific projects, with the exception of contributions paid upfront that can't be committed until commencement of development.

Local Nature Reserves

- 3.7 From 1 April 2017 to 31 March 2018, **£11,142.31** 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.
- 3.8 In the Kirklees Valley, £866.00 of s106 contributions have been spent in 2017/18 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).

Affordable Housing

- 3.9 Section 106 Agreements have also required developers to make provision on site for affordable housing. In 2017/18 24 affordable properties were completed as a result of planning policy requirements. In addition, some of the previously completed properties have been subsequently re-sold, re-let or are under offer, again to households on the Affordable Housing Scheme.
- 3.10 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 2017 and 31 March 2018, two properties were sold in this way, with contributions totalling £43,500.00 received by the Council.
- 3.11 In addition, the eight affordable properties at Prestfield Road, Bury, were sold at market value, in breach of the S106 Agreement. £100,000 has been paid to date in lieu of on site provision, £163,413.72 remains outstanding and legal action is ongoing to seek to recover the outstanding sum.
- 3.12 £346,000 has been received for the former Holcombe Brook Tennis Club, Longsight Road in lieu of on site affordable housing provision. A further index linked contribution currently remains outstanding.
- 3.13 In total up to 31 March 2018 £2,160,287.28 in commuted sum payments has been 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.

- 3.14 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. £328,987 has been spent up to 31 March 2018, bringing eight empty properties back in to use as affordable housing.
- 3.15 In July 2017 Cabinet approval was given to commit £250,000 of S106 affordable housing commuted sums to support the residential development of the site of the former Radcliffe Times building for affordable housing. £10,988.02 has been spent up to 31 March 2018. Work is ongoing to commit the remaining commuted sums to bring forward affordable housing in the Borough.

Employment Land Development Fund

- 3.16 A total of £419,416.46 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 2018, £322,675.70 of the allocated funds has been spent, £96,740.76 is allocated but unspent and £583,325.96 is, as yet, unallocated. Work is on-going to identify specific opportunities for investing unallocated funds against a number of previously approved projects. £139,756.80 was spent in 2017/18.
- 3.17 The following allocations have been approved from the ELDF:

Project	Details	Amount allocated	Total spent at 1 April 2018 (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	£49,185.88	£40,695.06 (£0)
Townside	Marketing and site investigation work	£12,000.00	£2,485.85 (£0)
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 (£0)

Project	Details	Amount allocated	Total spent at 1 April 2018 (expenditure for past 12 months in brackets)
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 (£0)
Master planning	Masterplanning work for the Northern Gateway site.	£207,839.40	£147,596.20 (£139,756.80)
TOTAL		£419,416.46	£322,675.70 (£139,675.70)

Highways and public realm

- 3.18 £25,000 has been received for the provision of a traffic calming scheme and 20mph zone at Lowes Road. A formal consultation with residents has been undertaken and there was strong support for the scheme to progress. No further progress has been made with the construction of the traffic calming measures as the developer is still working on the site, and traffic calming is usually the last thing that is implemented.
- 3.19 £10,000 has been received for works to Bridleway 37. An improvement scheme will be drawn up and works organised during spring / summer 2019.
- 3.20 The £10,000 public realm contribution for improvements to the linkages between Aldi and Prestwich town centre has been spent as part of the wider Prestwich highways improvements.
- 3.21 Work is also ongoing 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 and the second sign has been ordered and construction is imminent, but the full costs have not yet been drawn down from the S106 account. There are currently no uncommitted highways and public realm S106 contributions.

Public Art

- 3.22 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.
- 3.23 In relation to provision of public art projects, £55,387.66 has been spent between 1 April 2017 and 31 March 2018. This is from historical funds collected in previous years. During the period under consideration, S106 percent for art spend has been directed at five projects:
- Recommissioning Ramsbottom Vase: Technical difficulties with the water supply and pumping have meant that the vase's pouring water feature were

turned off some years ago. The Ramsbottom Business Forum have become increasingly keen to have the sculpture operating properly to animate/support visitor activity and so investigatory works followed by full repair have been completed and it is now fully operational. (It is turned off seasonally from October to Easter to avoid freezing or blockage with autumn leaves). It is proposed to allocate £2500 p.a. from S106 over the next couple of years to facilitate the re-establishment of full operation.

- Auke de Vries: Internationally renowned Dutch sculptor Vries installed a landmark sculpture at Burrs Country Park as part of the Irwell Sculpture Trail and the ongoing commitment to contribute to visitor amenity at the County Park. The S106 spend was matched by £18k from the Dutch Government to support a major exhibition in the Sculpture Centre, parallel to the installation at the Park.
- Transition Festival: minor support for the Transition Festival, aiming to pilot reinvention of Bury Light Night.
- Sound Art Residency: Sound Artist & Sculptor Helmut Lemke completed a 12 month residency (based in the Fusilier Museum basement workspace) creating a range of sound art works which were showcased in various locations. Also a full range of community activities including exhibitions, performances, public talks, and a series of podcast interviews with visiting international artists. The residency will also result in an exhibition at the Sculpture Centre in 2019.
- Victoria Wood Memorial Sculpture: The model of the portrait statue of Victoria Wood by the artist Graham Ibbeson is currently on display in Bury Art Museum. The actual sculpture is completed and in store at the Foundry. The work will be sited in Library Gardens facing Moss St, and has now secured planning permission. The primary funding for the project has come from the Wood Family and a Crowd-Funding campaign, however, the commitment from S106 has been directed to project management, site preparation and foundations. It is anticipated that the work will be installed early in 2019 with a launch in the Spring supported by a year of celebratory activity.

4.0 Outstanding Obligations

- 4.1 A list of all outstanding obligations is attached to this report at Appendix D. These are divided into those where triggers have been reached (Appendix D – 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

- 4.2 In summary, 12 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 **£218,536.10** plus an index linked contribution for which further details must be provided before it can be calculated, and a potential affordable housing overage contribution. These contributions can be broken down as shown in the table below:

Requirement	Total amount negotiated
Recreation	£25,534.06
Wildlife link maintenance contribution (due when the land is transferred)	£29,588.32
Affordable housing	£163,413.72
TOTAL	£218,536.10

- 4.3 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

- 4.4 Appendix C Part 3 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 these obligations will not be triggered. The terms of each Section 106 obligation will specify how any commuted sums can be spent. 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.
- 4.5 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.

5.0 Restrictions on pooling of S106 contributions

- 5.1 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.
- 5.2 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.
- 5.3 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.

6.0 Conclusion

- 6.1 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.
- 6.2 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 2017 – 31 March 2018

Appendix C – Outstanding obligations

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APPENDIX A – SCHEMES PROVIDED VIA S106 COMMUTED SUMS

Type of contribution	Scheme provided / location	Money spent 1 April 2017 – 31 March 2018
Recreation	Thatch Leach Lane Play Area & Ballzone Improvements	£390.00
Recreation	Cycle Infrastructure Improvement, Philips Park	£3,107.80
Recreation	Bolton Road West Play Area partial refurbishment	£20,000.00
Recreation	Bolton Road West Ballzone Improvements	£5,000.00
Recreation	Nuttal Park Picnic and Paths	£16,250.00
Recreation	St Marys Tennis Improvements	£13,385.00
Recreation	Improvements to Infrastructure at Close Park Green Flag Park Phase 1	£36,983.50
Recreation	Improvements to Bolton Road Park infrastructure Phase 1	£15,750.00
Recreation	Improvements to infrastructure at Burrs Country Park Phase 1	£45,744.29
Recreation	Improvements to infrastructure at Starmount Reservoir and Blackshaw Brook Phase 1	£2,264.88
Recreation	Improvements to infrastructure at Whitehead Green Flag Park Phase 1	£21,340.00
Recreation	Bolton Road Park Infrastructure Phase 1	£32,102.00
Recreation	Refurbishment of Brandlesholme Ballzone & Play Area	£19,255.00
Recreation	O/S Close Park Bowling Pavillion	£2,269.09
Recreation	O/S Radcliffe Paper Mill - POS Maintenance	£4,340.00
Recreation	Gardener Mount Improvements	£560.00
Recreation	O/S Bolton Road West Play Area partial refurb	£7,427.00
Recreation	O/S Town Meadow Bowkling Pavillion improvement	£4,837.00
Recreation	O/S Kirkless Valley Maintenance	£1,317.72
Recreation	O/S Bolton Road Park Improvements	£1,880.00
Recreation	O/S Close Park Improvements and infrastructure	£14,566.73
Recreation	O/S Greenmount Nailors Green Play Area Refurbishment	£35,000.00
Recreation	O/S Whitehead Park Play Area Improvement	£1,350.00
Recreation	O/S Whitehead Park Green Flag Infrastructure	£495.00
Recreation	O/S Coronation Park Infrastructure Improvements	£15,000.00
Recreation	O/S Hollins Play Area	£30,000.00
Recreation	O/S St Marys Park Improvements	£59,530.00
Recreation	O/S Bright Street Play Area Improvements (includes capital element) cont from s106 to capital scheme	£5,000.00
Recreation	Springwater Park & Sailors Brow access Improvements - phase 1	£2,243.85
Recreation	FORCH Garden Improvements	£2,000.00
Recreation	Abden Street play area	£15,618.00
Recreation	REFUND 46-48 Bury Old Road	£7,218.32
Local Nature Reserves	Local Nature Reserves Officer	£10,276.31
Local Nature Reserves	Kirklees Valley	£866.00
Affordable Housing	Empty properties scheme	£328,987.00
Affordable Housing	Radcliffe Times building	£10,988.02
Employment	Masterplanning	£139,756.80
Highways	Vehicle activated signs at Fletcher Bank Quarry	£2,377.72
Public realm	Improvements to linkages between Aldi and Prestwich Town Centre	£10,000.00
Public art	Re-commission Ramsbottom urn water feature	£250.00
Public art	Irwell Sculpture Trail web hosting	£250.00
Public art	Transition Festival	£1,058.00
Public art	Enlighten Festival - Helmut Lemke	£2,500.00

Type of contribution	Scheme provided / location	Money spent 1 April 2017 – 31 March 2018
Public art	Burrs Sculpture – Auke de Vries	£37779.66
Public art	Victoria Wood sculpture	£6,050.00
Public art	Sound Art - Helmut Lemke residency	£7,500.00
TOTAL		£1,000,864.69

APPENDIX B – OBLIGATIONS COMPLIED WITH

1 APRIL 2017 – 31 MARCH 2018

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
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.	£32,397.14 recreation contribution due in three instalments (upon commencement, occupation of the 5 th dwelling, occupation of the 8 th dwelling). £11,000 received 30/06/2017 (commencement) £11,000 received 06/03/2018 (occupation of 5 th dwelling)
57379	Land between Kenyon Lane and Henry Street, Prestwich, Manchester, M25 1HY	Erection of 6 no. dwellings.	£17,965.70 recreation contribution due in two instalments (upon commencement, prior to 1 st occupation). £17,965.70 received 04/07/2017
54514	Woodhill Mill, Bury Boot and Shoe Co. Brandlesholme Road, Bury, BL1 1BG	Conversion of former industrial warehouse to 46 residential units and 8 workspaces	£21,280.36 recreation contribution due upon first occupation of a residential unit. £18,940.96 paid 14/02/2012 £2,399.40 paid 08/09/2017
59869	JLT House, Brook Street, Radcliffe, M26 2PQ	Residential development comprising 22 no. Dwellings	£67,186.88 recreation contribution due in two instalments (upon commencement and prior to or upon construction of the 12 th dwelling). £32,311.44 received 12/5/2017 £34,875.44 received 03/11/2017

Application	Site	Description	Obligation complied with
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 due in three instalments (upon commencement, prior to commencement of the 66 th dwelling and prior to commencement of the 132 nd dwelling. £165,000 recreation contribution received 20/7/2016 £160,000 recreation contribution received 22/12/2017
53205 54764	46-48 Bury Old Road, Prestwich, M25 0ER	Demolition of 2 no. detached dwellings; Construction of new apartment building comprising of 14 no. apartments with associated underground parking and amenity space.	£7,218.32 REFUNDED as the contribution was paid up front however the permission was not implemented and expired.

Contributions received after 1 April 2018 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 2018

Application	Site	Description	Obligation complied with
55374	Former Red Bank Health Centre, Unsworth Street, Radcliffe	Demolition of existing health centre and erection of 11 two storey residential houses.	£32, 397.14 received in three instalments: £11,000 received 30/06/2017 £11,000 received 06/03/2018 £10,397.14 received 18/06/2018. Obligation fully complied with.
60998 62243	Park 66, Pilsworth Road, Bury, BL9 8RS	Mixed use development comprising 6,046sq.m of B1,B2&B8, 1340sqm foodstore, 2843sq.m of other retail, 2,179sq.m D2, two A3/A5 units of 413sq.m with drive thru facilities, associated parking spaces, alterations to site access and associated works.	£229,413.37 highways contribution received 13/9/18 for provision of an additional lane at the slip road to junction 3 of the M66.
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 recreation contribution of £10,264 received 08/10/2014. 2 nd instalment of recreation contribution of £6,842.67 received 27/9/18. Interest for late payment - £717.64 received 16/10/2018

Application	Site	Description	Obligation complied with
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 received 21/12/2018.
43101	Former Parkside Hostel, Stanley Road, Whitefield, M25 6QX (Parkside Mews)	22 dwellings and three storey block of 18 no. apartments.	Affordable housing commuted sum of £30,500 received for 24 Parkside Mews, 21/12/18.
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, commuted sum of £100,417.26 paid for 3 affordable units, 11/4/18.

APPENDIX C: S106 INCOME, EXPENDITURE AND UNSPENT BALANCE

Expenditure type	Contributions received 1 April 2017 to 31 March 2018	Total amount spent 1 April 2017 to 31 March 2018	Total value of unspent contributions as at 31 March 2018	Comments
Recreation enhancement	£288,807.39	£442,225.18 (includes £7,218.32 upfront contribution refunded because the development did not proceed and permission expired)	£931,745.51	All allocated with the exception of contributions paid upfront that can't be allocated until commencement of development. The balance includes £3,475.15 interest accrued in 2017/18 and £1,560 overpayment of monitoring fees which is to be refunded.
Recreation maintenance	-	-	£152,337.87	All allocated to maintenance of transferred land. The balance includes interest earned, £479.09 in 2017/18.
Recreation – Strategic Planning projects	-	-	£95,000.00	£70,000 contribution towards Moss Shaw section of the Bolton Bury railway path and £25,000 Olives Brook Link contribution.
Local Nature Reserves	-	£11,142.31	£66,436.39	All allocated.
Roch Valley Greenway maintenance fund & repair and maintenance of goyt	-	-	£130,823.00	Transfer of land completed 15/6/16.
Affordable Housing	£489,500.00	£339,975.02	£1,789,489.38	£617,000 allocated to bring empty properties back into use as affordable housing across the Borough (of which £328,987 has been spent), £250,000 allocated to Radcliffe Times building (of which £10,988.02 has been spent), remainder ring fenced for AH.
Employment Land Development Fund	-	£139,756.80	£680,066.72	£96,740.76 allocated, remainder ring fenced.

Expenditure type	Contributions received 1 April 2017 to 31 March 2018	Total amount spent 1 April 2017 to 31 March 2018	Total value of unspent contributions as at 31 March 2018	Comments
Highways	£35,000	£2,377.72	£42,622.28	Plans are progressing to spend contributions received for vehicle activated signs at Fletcher Bank, traffic calming and 20mph zone at Lowes Road (£25,000 received 2017/18) and improvements to Bridleway 37 (£10,000 received 2017/18).
Public Realm	-	£10,000.00	£0.00	Contribution for public realm improvements to improve the linkages between Aldi and Prestwich town centre. This contribution has now been spent as part of the wider Prestwich highways improvements.
Education	-	-	£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 early in 2019.
Public art	-	£55,387.66	£46,802.59	In 2017/18 £37,779.66 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 Helmut Lemke Sound Art residency, Transition festival and contributions to the Victoria Wood Sculpture. Balance includes £205.82 interest earned 2017/18.
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.
Heat Pipeline feasibility study	-	-	£23,267.08	Committed sum from Pilsworth quarry to establish the feasibility of establishing a local heat network.
TOTAL	£813,307.39	£1,000,864.69	£4,029,558.92	

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 2017 and 31 March 2018, and total balances are as at 31 March 2018.

APPENDIX D – 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.
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.
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. 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.

Application	Site	Description	Outstanding Obligations	Action
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. Non-compliance letter sent 4/9/14, developer requested additional time to pay. Non-compliance letter sent 03/08/2016 Non-compliance letter sent 21/06/2017 Non-compliance letter sent 14/11/2018 We will seek to take further legal action.
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 Non-compliance letter sent 14/11/18 We will seek to take further legal action.
53231, 57085	Holcombe Brook Tennis Club, Longsight Road, Ramsbottom, Bury, BLO 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 15/02/17 Non-compliance letter sent 21/06/17 Non-compliance letter sent 14/11/17 We will seek to take further legal action.
57317	Land adjacent to Hardman Fold Farm, Hardman Street, Radcliffe, Manchester, M26 4GY	Erection of 1 no. detached dwelling	£3,421.33 recreation contribution due prior to or upon commencement	Under construction – contribution now due. Non-compliance letter sent 15/02/17 Non-compliance letter sent 21/06/17 Non-compliance letter sent 14/11/17 We will seek to take further legal action.

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 paid – 27/7/2016. Projects: 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 - obligations now due. Recreation contribution (£100,000) received 27/7/2016. Part of the Moss Shaw section of the railway path has been completed. Public access route is in development. 15 affordable homes completed as of April 2018. Assessment required to determine whether an affordable housing overage clause is payable.
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.	Completed – contribution now due. Non-compliance letter sent 20/12/2018
58655, 61112	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 - On site recreation provision phasing programme now due. Non-compliance letter sent 20/12/2018
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.	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.	Development completed. Affordable housing obligation not complied with. £50,000 paid 3/10/17; £50,000 paid 20/11/17; £163,413.72 remains outstanding. Legal action is on-going to seek to recover the outstanding financial contribution in lieu of on-site affordable housing provision.

Part 2: Ongoing obligations

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.
44465	Land at Bury Road & Park Street, Radcliffe (Woburn Park / Newbridge Close)	40 apartments in 5 no. blocks.	Ongoing affordable housing obligation	DoV allows intermediate market rent for 5 yrs to 30/11/17. DoV 09/01/18 Extends the temporary period during which the properties may be occupied at intermediate market rent for a further 5 years i.e. until the 30th November 2022.
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 and a further 3 years by DoV 8/1/2018. Period of grace expires 25/09/2020.
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 (completed). Implement ecological management plan.	Under construction. £67,594 education contribution paid 20/7/2016. Cycle path construction Implementation of ecological management plan. On going obligation.

Application	Site	Description	Requirements	Current Status
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.
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.

Part 3: S106 obligations not yet triggered

Application	Site	Description	Requirements	Current Status
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. Application for 12 residential units was refused 31/10/17 due to failure to enter into s106 agreement for recreation provision.
47200	Townside Fields, Bury	Mixed use development	Layout and maintain footpaths and to use best endeavours to provide Metrolink crossing.	Development commenced. Endeavours to provide Metrolink crossing continue.
52882 56869	Church Buildings, Warth Road, Bury, BL9 9NG	57 dwellings	On site affordable housing – 14 units (25% discount). On site recreation.	Not commenced. Permission expired Revised application 60424 under construction.
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.
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.	Development completed. No overage contribution payable in respect of Site A (Bellway). Details required to assess whether any overage contribution is payable for Site B (Persimmon).
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.	Development completed. Ongoing affordable housing requirement. Details required to assess whether on overage contribution is payable.

Application	Site	Description	Requirements	Current Status
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.
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 – 1st instalment of £165,000 paid (10 projects specified in S106), 2nd instalment of £160,000 due on commencement of 66th dwelling; 3rd instalment of £150,070.93 due on commencement of 132nd 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 1st instalment of recreation contribution paid 20/7/2016 (10 projects specified in S106).</p> <p>£160, 000 2st instalment of recreation contribution paid 22/12/2017 (10 projects specified in S106).</p> <p>3rd instalment (£150,070.93) due prior to or upon commencement of 132nd dwelling.</p> <p>Completion of the on-site Phase 1 recreational land is required prior to occupation of the 120th dwelling and completion of Phase 2 prior to occupation of the 180th dwelling.</p>
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 (based on 14 apartments). Application 58448 allowed c/u of 2 apartments to 2 retail units and subdivision of 1 apartment, reducing the total to 13 apartments.	Some units occupied. Overage clause cannot be calculated until all units have been sold.

Application	Site	Description	Requirements	Current Status
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. Permission expired.
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. Permission expired.
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.
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.
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 th unit. Projects: Improvements to Snape Street play area (phase 1) and Improvements to Young Street play area (phase 1). Cycleway provision.	Not commenced. Permission expired.
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.

Application	Site	Description	Requirements	Current Status
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.
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, carparking and landscaping	39 affordable units	Not commenced.
59809/ 60750/ 62599	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. S106 requirements not triggered.
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.

Application	Site	Description	Requirements	Current Status
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
60717, 61714	Land between Geoffrey Street, Taylor Street & Brook Street, Bury, BL9 6DN	Reserved matters application following outline approval 60717 for 18 no. dwellings with details of appearance, landscaping, layout and scale.	9 affordable units; £46, 155.24 recreation contribution, due prior to or upon first occupation. Projects: Improvements to fencing and removal of shrubs/replacement with grass at Taylor Street open space; Improvements to fencing, paths and drainage at Athlone Avenue allotments; Drainage and surfacing of public rights of way at Broad Oak Woods; and Refurbishment of Clarence Park play area (Phase 1)	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.

Application	Site	Description	Requirements	Current Status
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.
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 Churchyard 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.

Application	Site	Description	Requirements	Current Status
60762	Victoria Mill, High Street, Walshaw	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.
61117	Bleaklow Mill, Bolton Road, Tottington, BL8 4LL	Demolition of the existing vacant industrial building and the erection of 24 dwellings (20 three bed and 4 bed) with public open space, parking and associated access.	£66,373.12 recreation contribution. 50% due prior to or upon occupation of the 10 th unit. Remaining 50% due prior to or upon occupation of the 20 th unit. £20,000 employment contribution. 50% due prior to or upon occupation of the 10 th unit. Remaining 50% due prior to or upon occupation of the 20 th unit.	Under construction.
61135	Car park to the north of 129 Croft Lane, Bury, BL9 8QH	Outline application for the construction of 8 no. dwellings	£1,500 highways contribution due prior to the commencement of the development.	Not commenced.
60045	Texaco Petrol Station, Bury Old Road, Prestwich, M25 0EY	Demolition of existing structure and erection of a retail A1 unit and synagogue with associated car parking, landscaping and access arrangements.	£5000 monitoring contribution and £10,000 parking scheme contribution due prior to or upon commencement.	Not commenced.
59067	Cartime, Bell Lane Car Centre, Bell Lane, Bury, BL9 6DJ	Demolition of existing car showroom and erection of a new car showroom with car valet.	Restriction on deliveries to Site A (edged in red) being made using 'prohibited vehicles' as defined in the Agreement.	Not commenced.
62081	Woodhill Farm, Spring Street, Ramsbottom, Bury, BL0 0DS	Demolition of existing farm buildings and erection of 16 no. dwellings and associated new infrastructure, including construction of new access road.	£46,808.64 recreation contribution due prior to occupation of the 8 th dwelling.	Not commenced.

Application	Site	Description	Requirements	Current Status
62129	Former car park of Masons Arms, Walmersley Old Road, Bury, BL9 6RU	Erection of 1 no. dwelling.	The obligation requires that the ground floor of the Masons Arms public house be converted into 2 flats (pursuant to planning permission 61787) before any development can take place on the car park site.	Not commenced.
62220	The Elizabethan, Ribble Drive, Whitefield	Demolition of public house and erection of 15 no. dwellings	100% affordable housing.	Not commenced.
62237	Prestwich Golf Club, Hilton Lane, Prestwich, Manchester, M25 9XB	Residential development of part of golf course comprising 17 no. dwellings with new access from Kersal Road; Extension and reconfiguration of golf course to provide replacement facility.	£49,107.30 recreation contribution due prior to commencement of the residential development	Not commenced.
62765	The Plough, 51 Rainsough Brow, Prestwich, M25 6XW	Demolition of existing public house and erection of 15 no. apartments with basement parking and rear amenity area.	£23,429.25 recreation contribution due prior to or on commencement of the development. Projects: <ul style="list-style-type: none"> • Improvements to access, sight lines and safety of users at Drinkwater Park through removal of shrubs and trees: • Improvements to paths, access and landscaping to raise the quality standard at Barnfield Park (Phase 1) 1 affordable housing unit.	Not commenced.