

# REPORT FOR DECISION

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| <b>DECISION OF:</b>   | <b>PLANNING CONTROL COMMITTEE</b>   |
| <b>DATE:</b>  | <b>16<sup>th</sup> February 2021</b>  |
| <b>SUBJECT:</b>   | <b>SECTION 106 AGREEMENTS</b>   |
| <b>REPORT FROM:</b>   | <b>DEVELOPMENT MANAGER</b>  |
| <b>CONTACT OFFICER:</b>   | <b>FRAN SMITH</b>   |
| <b>TYPE OF DECISION:</b>  | <b>N/A</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 between 1 April 2018 and 31 March 2019 and summarises those Agreements where obligations are outstanding and those where the triggers for meeting obligations have not yet been reached. |
| <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> | 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/<br>Strategic Leadership<br>Team | Executive<br>Member/Chair | Ward Members | Partners |
|--|---------------------------|--------------|----------|
|  |                           |              |          |

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|                    |           |         |  |
| Scrutiny Committee | Committee | Council |  |
|                    |           |         |  |

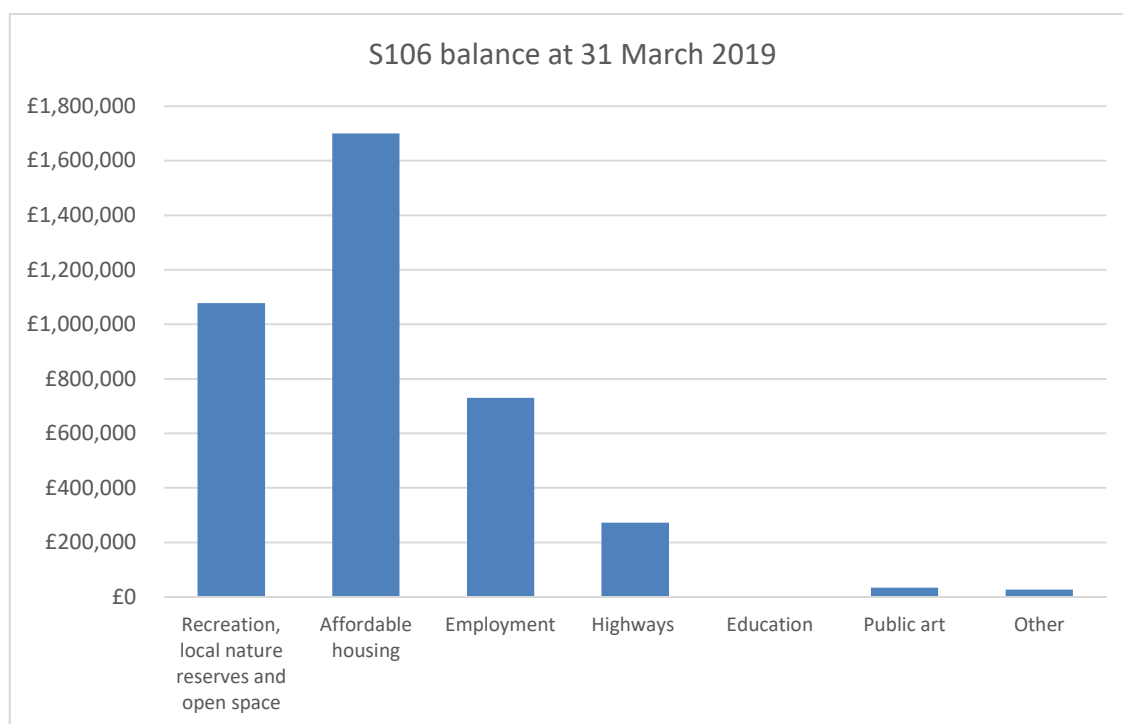
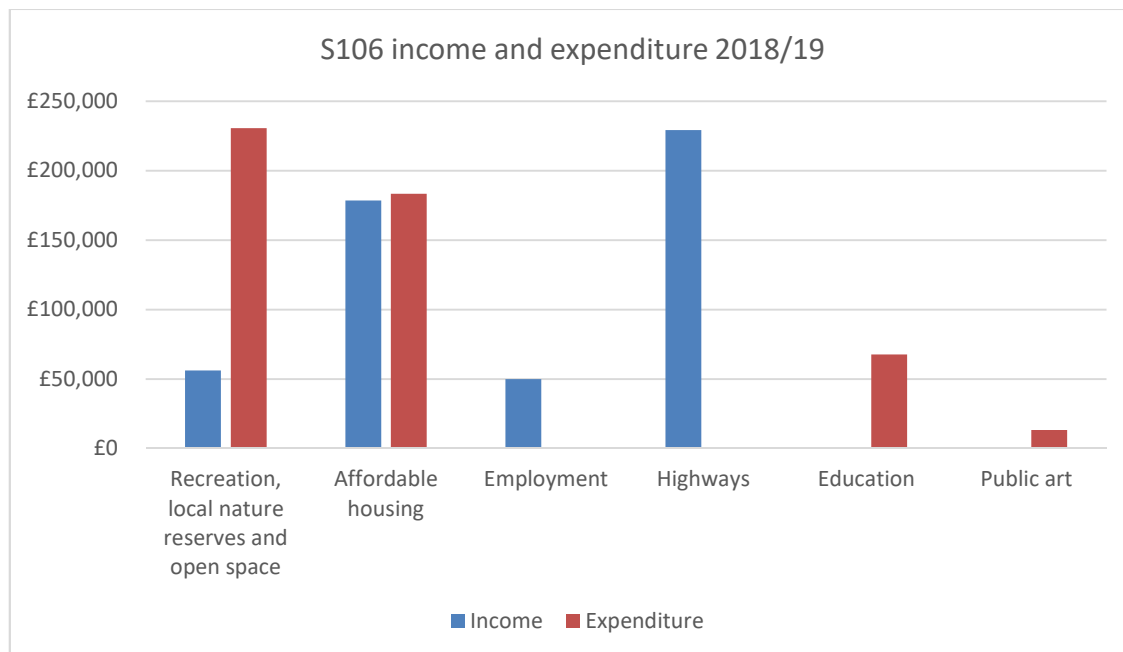
## **1.0 Background**

- 1.1 This report outlines the planning obligations that have been secured through S106 Agreements in the 12 months from 1 April 2018 to 31 March 2019 and identifies those Agreements where obligations are outstanding and those where the triggers for meeting obligations have not yet been reached.
- 1.2 The delay in bringing this report to PCC is due to resourcing issues associated with Covid. It is important to note that the position outlined in this report is as of 31 March 2019 and the current position in relation to sites may have since changed.
- 1.3 The 2019/20 report will be brought to PCC shortly. However, the next report will be in a revised format as the Council is now required to submit information on S106 agreements to government in the form an Infrastructure Funding Statement. The Infrastructure Funding Statement will be brought to PCC in advance of submission to government.
- 1.4 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.
- 1.5 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.
- 1.6 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, and the Council are legally bound to spend these monies in accordance with the terms of the s106 Agreement.
- 1.7 S106 Agreements may also include non-financial obligations such as provision of on-site affordable housing, access paths or the transfer of land.

## **2.0 2018/19 summary**

- 2.1 Over the twelve month period from 1 April 2018 to 31 March 2019, S106 Agreements resulted in almost £500,000 of investment in the Borough, provision of 31 on-site affordable homes and over £500,000 of income to the Council.

- 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. As of 31 March 2019, the Council had around £3.8million 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.



- 2.3 Table 1 summarises income and expenditure in the twelve months from 1 April 2018 to 31 March 2019, and unspent contributions as at 31 March 2019. This is broken down into more detail in Appendix C.

**Table 1: S106 income, expenditure and balance**

| <b>Expenditure type</b>                          | <b>Contributions received 1 April 2018 to 31 March 2019</b> | <b>Total amount spent 1 April 2018 to 31 March 2019</b> | <b>Total value of unspent contributions as at 31 March 2019</b> |
|--|---|---|---|
| Recreation, local nature reserves and open space | £56,037.95  | £230,648.40   | £1,078,085.48   |
| Affordable housing                               | £178,577.26   | £183,344.00   | £1,699,548.00   |
| Employment                                       | £50,000   | 0   | £730,066.72   |
| Highways   | £229,413.37   | 0   | £272,035.65   |
| Education  | 0   | £67,594.00  | £0  |
| Public art                                       | 0   | £13,334.61  | £33,843.85  |
| Other  | 0   |   | £26,641.18  |
| <b>TOTAL</b>                                     | <b>£514,028.58</b>  | <b>£494,921.01</b>                                      | <b>£3,840,220.88</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 2018 and 31 March 2019, and total balances are as at 31 March 2019.

### **3.0 Schemes Provided and Obligations Complied With**

- 3.1 This section of the report summarises S106 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 2018 and 31 March 2019 at Appendix B.

#### **Recreation**

- 3.2 In the twelve months from 1 April 2018 to 31 March 2019, £229,269.40 of recreation contributions has been spent. This has gone towards improvements at a number of sites including:
- Play areas at Thatch Leach Lane (Whitefield & Unsworth), Park Lane (Whitefield & Unsworth), Woodhill Road and Whitehead Park (Bury West);
  - Nuttall Park picnic areas and paths (Ramsbottom, Tottington & North Manor);
  - Improvements to infrastructure at Close Park (Radcliffe), Bolton Road Park (Radcliffe), Festival Gardens (Radcliffe), Burrs Country Park (Bury West), Dow Lane Park (Bury West) and Whitehead Park (Bury West);
  - Park improvements at Bolton Road Park (Radcliffe), Close Park (Radcliffe) and St Mary's Park (Prestwich);
  - Duke William PH Bowling Green, Ainsworth (Radcliffe);
  - Improvements to St Thomas Church Yard (Radcliffe);
  - Burrs Infrastructure Strategy (Bury West);
  - Manchester Road outdoor gym (Bury East);

- Bailey Street Bowling Green (Prestwich); and
- St Mary's Park improvements (Prestwich).

- 3.3 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.
- 3.4 All unspent recreation contributions received up to 31 March 2019 have been committed to specific projects, with the exception of contributions paid up front that can't be committed until commencement of development.

### **Local Nature Reserves**

- 3.5 In the Kirklees Valley, £1,379.00 of S106 contributions have been spent in 2018/19 as match funding in a successful application for £120,519.00 of Woodland Improvement Grant from the Forestry Commission (total scheme value £150,648.75, 20% match funded through S106).

### **Affordable Housing**

- 3.6 S106 Agreements have also required developers to make on-site provision for affordable housing. In 2018/19, 31 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.
- 3.7 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 2018 and 31 March 2019, three properties were sold in this way, with contributions totalling £78,160.00 received by the Council. Furthermore three affordable properties in Bury were sold at market value, in breach of the S106 Agreement. £100,417.26 has been paid to the Council in 18/19 in-lieu of this on-site affordable housing provision.
- 3.8 As reported in the 2017/18 report, 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 affordable housing provision. £163,413.72 remains outstanding and legal action is ongoing to seek to recover this.
- 3.9 £346,000 was received in 2017/18 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.
- 3.10 In total up to 31 March 2019, £2,160,287.28 in commuted sum payments has been received for affordable housing. These contributions will be spent in accordance with Bury's Housing Strategy 2014-2024, which identifies a range of initiatives for expenditure. Spending 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. Identified spend must be in accordance with the terms of each Section 106 Agreement.
- 3.11 In August 2012, Cabinet agreed to spend £617,000 of the monies received to bring 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 subsequently 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. £329,776 has been spent up to 31 March 2019, bringing eight empty properties back in to use as affordable housing.

- 3.12 In July 2017, Cabinet approval was given to commit £250,000 of S106 affordable housing contributions to support the residential development of the site of the former Radcliffe Times building for affordable housing. £136,888.02 has been spent up to 31 March 2019.
- 3.13 The Council is exploring opportunities to use the remaining uncommitted affordable housing contributions to support the delivery of affordable housing on Council owned brownfield sites. Homes England Affordable Homes Programme funding may also be available, but if Homes England funding bids are unsuccessful the S106 contributions could be used to ensure delivery can go ahead. This could result in significant expenditure of Affordable Housing S106 contributions, utilising the existing uncommitted balance. The use of S106 contributions in this way will have multiple benefits of delivering affordable housing, remediating brownfield land and bringing it back into use and contributing to overall housing delivery.

### **Employment Land Development Fund**

- 3.14 The unspent balance of the Employment Land Development Fund (ELDF) at 31 March 2019 was £730,066.72. Under the terms of the S106 agreements, the majority of this money is required to be spent within 10 years of receipt meaning that the current balance will need to be spent on eligible projects by 27/10/2025. £445,144.77 of the ELDF has been allocated to various projects which will help to generate employment opportunities but as at 31/03/2019, this remains unspent. The remaining £284,921.95 is, as yet, unallocated and unspent. Work is on-going to identify specific opportunities in accordance with the approved ELDF Framework for Spending.

### **Highways**

- 3.15 £229,413.37 has been received for the provision of an additional lane at the slip road to junction 3 of the M66. This work is planned for 2020/21.
- 3.16 Work is planned to use the £35,000 contribution which has been received for the provision of a traffic calming scheme, 20mph zone and improvements to the existing bridleway 37 at Lowes Road. A formal consultation with residents has been undertaken and there was strong support for the scheme to progress the traffic calming scheme. The contractor is still on site at this development and the traffic calming and bridleway improvements will be undertaken when their work is complete.
- 3.17 Work is also ongoing to use the remainder of the Fletcher Bank contribution (£7,622.28) for the installation of a second 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 is awaiting installation, 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.

## Education

- 3.18 £67,594 was received for an extension at St Stephen's CE Primary School, Bury. This contribution has all been spent in 2018/19.

## Public Art

- 3.19 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.
- 3.20 In relation to provision of public art projects, £13,334.61 has been spent from historical funds between 1 April 2018 and 31 March 2019 on two 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 are 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).
  - Victoria Wood Memorial Sculpture: The sculpture has been installed in Library Gardens facing Moss St. The primary funding for the project has come from the Wood Family and a Crowd-Funding campaign. However, S106 funds have been used to subsidise project management, site preparation and foundations.

## 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 Five developments have been identified as having outstanding obligations that are now due and are being pursued by the Council. Of these, three require financial contributions, totalling £67,788.70.

| Requirement        | Total amount negotiated |
|--------------------|-------------------------|
| Recreation         | £67,788.70              |
| Affordable housing | 11 affordable units     |

- 4.3 The outstanding financial contributions are pursued initially by contacting the parties involved and, where necessary, debt recovery proceedings are instructed. However this can be a lengthy process. The provision of affordable housing is also outstanding on one site and, if necessary, legal proceedings may have to be instructed in order to ensure the affordable housing is provided or a financial contribution is secured in lieu of the on-site provision.

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

- 4.4 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 these obligations will not be triggered. The terms of each S106 Agreement 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 The Community Infrastructure Levy**

- 5.1 In April 2015, the Community Infrastructure Levy (CIL) Regulations imposed restrictions on pooling S106 contributions. Local Authorities were not able to fund specific projects or type of infrastructure by pooling contributions from 5 or more separate S106 agreements. Collecting generic 'recreation' or 'employment' contributions was also no longer permitted. The Council was required to identify within a S106 Agreement exactly what project the contribution would be spent on.
- 5.2 These regulations have since been amended and came into force on the 1 September 2019. The amendments removed the restrictions on pooling S106 contributions.
- 5.3 However, the Council still continues to identify projects up front when the S106 Agreement is signed in order to monitor S106 funds and ensure the contributions are spent on the most appropriate schemes. For recreation contributions, potential project ideas are identified based on the Green Space Strategy, the Play Strategy, local priorities and opportunities for maximising the money by attracting external funding. Ward Councillors are consulted by email, and feedback from them informs the final list of schemes.
- 5.4 Non-financial S106 obligations, such as on-site provision of footpaths and transfers of land are unaffected, and maintenance contributions are tied to specific areas of land.

## **6.0 Conclusion**

- 6.1 S106 Agreements 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.



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**List of Background Papers:**

Appendix A – Schemes provided via Section 106 commuted sums

Appendix B – Obligations complied with 1 April 2018 – 31 March 2019

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<br>1 April 2018 – 31 March 2019 |
|-----------------------|---|---|
| Recreation            | S106 Contribution towards Clarence Park Wellbeing (Bury East)                     | £5,000.00                                   |
| Recreation            | Thatch Leach Lane Play Area & Ball Zone Improvements (Whitefield and Unsworth)    | £4,650.00                                   |
| Recreation            | Nuttall Park Picnic and Paths (Ramsbottom, Tottington & North Manor)              | £1,310.50                                   |
| Recreation            | Improvements to Infrastructure at Close Park Green Flag Park Phase 1 (Radcliffe)  | £6,082.50                                   |
| Recreation            | Improvements to Bolton Road Park infrastructure Phase 1 (Radcliffe)               | £9,250.00                                   |
| Recreation            | Imp to infrastructure at Festival Gardens Phase 1 (Radcliffe)                     | £20,000.00                                  |
| Recreation            | Improvements to infrastructure at Burrs Country Park Phase 1 (Bury West)          | £11,603.04                                  |
| Recreation            | Imp to infrastructure at Dow Lane Phase 1 (Bury West)                             | £2641.61                                    |
| Recreation            | Improvements to infrastructure at Whitehead Green Flag Park Phase 1 (Bury West)   | £1,160.00                                   |
| Recreation            | Burrs Health & Safety to Roads & Toilets** (Bury West)                            | £7,055.00                                   |
| Recreation            | Barratt Estate SBI** (Radcliffe)  | £490.00                                     |
| Recreation            | Gardener Mount Improvements (Prestwich)   | £758.66                                     |
| Recreation            | Kirklees Valley Maintenance** (Ramsbottom, Tottington and North Manor)            | £2,100.00                                   |
| Recreation            | Park Lane Play Area Improvements** (Whitefield and Unsworth)                      | £3,431.33                                   |
| Recreation            | Bolton Road Park Improvements** (Radcliffe)                                       | £275.00                                     |
| Recreation            | Close Park Improvements and infrastructure** (Radcliffe)                          | £4,733.27                                   |
| Recreation            | Burrs Infrastructure Strategy** (Bury West)                                       | £4,934.00                                   |
| Recreation            | Woodhill Road Play Area Improvement** (Bury West)                                 | £16,710.00                                  |
| Recreation            | Whitehead Park Play Area Improvement** (Bury West)                                | £874.01                                     |
| Recreation            | Whitehead Park Green Flag Infrastructure** (Bury West)                            | £8,904.90                                   |
| Recreation            | St Marys Park Improvements** (Prestwich)  | £14,412.00                                  |
| Recreation            | Market Place Ramsbottom** (Ramsbottom, Tottington & North Manor)                  | £3,000.00                                   |
| Recreation            | Manchester RD Park outdoor gym & Improvement to BA & BZ** (Bury East)             | £24,815.00                                  |
| Recreation            | Duke William Bowling Green** (Radcliffe)  | £3,421.33                                   |
| Recreation            | St Marys Flower Park Volunteers** (Prestwich)                                     | £3,953.88                                   |
| Recreation            | Springwater Park & Sailors Brow access Improvements - phase 1 (Radcliffe)         | £1,534.05                                   |
| Recreation            | New provision of land fronting Coney Green High School (Radcliffe)                | £10,000.00                                  |
| Recreation            | Improvements to Banana Path (Radcliffe)   | £11,000.00                                  |
| Recreation            | Improvements to St Thomas Church Yard (Radcliffe)                                 | £22,000.00                                  |
| Recreation            | Improvements to land at Pilkington Way (West) & Pilkington Way (East) (Radcliffe) | £494.00                                     |
| Recreation            | Improvements to land at Festival Gardens (Radcliffe)                              | £16,043.99                                  |
| Recreation            | Bailey Street Bowling Green (Prestwich)   | £210.78                                     |
| Recreation            | Bradley Fold Lane (Radcliffe)   | £6,420.55                                   |
| Local Nature Reserves | Kirklees Valley (Ramsbottom, Tottington & North Manor)                            | £1,379.00                                   |
| Affordable Housing    | Empty properties scheme (Borough-wide)  | £57,444.00                                  |
| Affordable Housing    | Radcliffe Times building (Radcliffe)  | £125,900.00                                 |
| Education             | Extension to St Stephens Primary School (Bury West)                               | £67,594.00                                  |
| Public art            | Re-commission Ramsbottom urn water feature (Ramsbottom, Tottington & North Manor) | £1,367.26                                   |
| Public art            | Victoria Wood sculpture (Bury East)   | £11,967.35                                  |
| <b>TOTAL</b>          |   | <b>£494,921.01</b>                          |

## APPENDIX B – OBLIGATIONS COMPLIED WITH

### 1 APRIL 2018 – 31 MARCH 2019

| 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 recreation contribution received in three instalments:<br>£11,000 received 30/06/2017<br>£11,000 received 06/03/2018<br>£10,397.14 received 18/06/2018.<br><br><b>Obligation fully complied with.</b>                        |
| 60998<br>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);<br>Erection of 2 no. dwellings and garages   | 1 <sup>st</sup> instalment of recreation contribution of £10,264 received 08/10/2014.<br>2 <sup>nd</sup> instalment of recreation contribution of £6,842.67 received 27/9/18.<br>Interest for late payment - £717.64 received 16/10/2018 |
| 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 £59,250 for two properties.   |
| 57255          | Land off Radcliffe Road/Inglewhite Close, Bury, BL9 9JT                   | Erection of 34 no. Dwellings (re-submission)  | 8 affordable dwellings on site, 25% discount.<br>£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.                |

| <b>Application</b>  | <b>Site</b>  | <b>Description</b>  | <b>Obligation complied with</b>  |
|---------------------|--|---|--|
| 63185               | Land at Chamberhall, Magdalene Road, Bury, BL9 0ES | Hybrid App - Full for 5 buildings of up to 12,317sq.m (B1,B2, B8) & associated works (Phase 1). Outline for dev (B1,B2,B8) and dev within A1,A3,A4,A5,B1,B2,B8,C1,D1 &D2. | £30,000 recreation contribution received – 7/2/2019                                      |
| 42722, 49667, 54802 | Olives Paper Mill, Tottington Road, Bury           | Development of 76 residential units including landscaping   | £18,910 affordable housing commuted sum received for 44 Valley Mill Lane.                |
|                     |  | Clarence Park Angling/Community Room  | £7,900.50 REFUND as amount was drawn down from S106 twice.                               |
|                     |  | Improvements to infrastructure at Starmount Reservoir and Blackshaw Brook Phase 1   | £180 added back into S106 recreation balance due to an error in 2017/18 closing balance. |

Contributions received after 1 April 2019 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 2019

| Application    | Site  | Description  | Obligation complied with  |
|----------------|---|--|---|
| 58810          | Land at Spen Moor, Bury and Bolton Road, Radcliffe (Tudor Grange)         | 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 received in three instalments: <ul style="list-style-type: none"> <li>• £165,000 received 20/7/2016</li> <li>• £160,000 received 22/12/2017</li> <li>• £150,070.93 received 21/05/2019</li> </ul> |
| 63185          | Land at Chamberhall, Magdalene Road, Bury, BL9 0ES                        | Hybrid App - Full for 5 buildings of up to 12,317sq.m (B1,B2, B8) & associated works (Phase 1). Outline for dev (B1,B2,B8) and dev within A1,A3,A4,A5,B1,B2,B8,C1,D1 &D2.  | £95,000 highways contribution received 23/4/2019.   |
| 63534          | Site of Former Park Hotel, Lowther Road, Prestwich, M25 9GP               | Residential development comprising 7 no. storey houses, 12 apartments, 21 parking spaces and associated amenity spaces.  | £9,000 recreation contribution received 18/7/2019   |
| 60717<br>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.  | £46,155.24 recreation contribution received 6/7/2019  |
| 57317          | Land adjacent to Hardman Fold Farm, Hardman Street, Radcliffe, M26 4GY    | Erection of 1 no. detached dwelling.   | £3,970.51 recreation contribution received 5/9/2019.<br>S106 recreation contribution - £3,421.33, £348.18 interest for late payment, £201.00 legal fees.  |
| 63185          | Land at Chamberhall, Magdalene Road, BL9 0ES                              | Hybrid App - Full for 5 buildings of up to 12,317sq.m (B1,B2, B8) & associated works (Phase 1). Outline for dev (B1,B2,B8) and dev within A1,A3,A4,A5,B1,B2,B8,C1,D1 &D2.  | £24,000 pedestrian connectivity contribution received 3/10/2019.  |

| Application                       | Site   | Description   | Obligation complied with   |
|-----------------------------------|--|---|--|
| 52821,<br>54715<br>55235<br>58055 | Land adjacent to 103 Walmersley Road, Bury                     | Erection of 11 no. flats in 3/4 storey block together with parking  | £500 recreation payment received 1/10/2019.<br>£500 recreation payment received 1/11/2019.<br>£500 recreation payment received 1/12/2019<br>£500 recreation payment received 1/1/2020<br>£500 recreation payment received 1/2/2020<br>£500 recreation payment received 1/3/2020<br><br>Staged payments to pay outstanding recreation obligation of £5,017.32 |
| 63185                             | Land at Chamberhall, Magdalene Road, BL9 0ES                   | Hybrid App - Full for 5 buildings of up to 12,317sq.m (B1,B2, B8) & associated works (Phase 1). Outline for dev (B1,B2,B8) and dev within A1,A3,A4,A5,B1,B2,B8,C1,D1 &D2.   | Bury Council submitted Arboricultural Mitigation Scheme on the 11/11/2019.<br><br>St Modwen approved scheme on 18/11/2019.<br><br>Bury Council have 5 years to implement the scheme.   |
| 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.<br><br>Phase 1 Employment Units completed – November 2019.  |
| 56781                             | Land at 1 Woodhill Drive, Prestwich, Manchester M25 0BD        | Erection of 1 detached dwelling.  | £3,421.33 recreation contribution due on commencement.   |
| 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 four bed) with public open space, parking and associated access.   | £8,8881.72 street lighting contribution to be used towards three street lights on Bolton Road, Hawkshaw.   |

## APPENDIX C: S106 INCOME, EXPENDITURE AND UNSPENT BALANCE

| Expenditure type   | Contributions received 1 April 2018 to 31 March 2019 | Total amount spent 1 April 2018 to 31 March 2019 | Total value of unspent contributions as at 31 March 2019 | Comments  |
|--|--|--|--|---|
| Recreation enhancement   | £56,037.95   | £229,269.40                                      | £764,633.06  | All allocated with the exception of contributions paid upfront that can't be allocated until commencement of development.<br><br>The balance includes £6,119 interest accrued in 2018/19.   |
| Recreation maintenance   | -  | -  | £153,395.03  | All allocated to maintenance of transferred land. The balance includes interest earned, £1057.16 in 2018/19.  |
| 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  | -  | £1,379.00  | £65,057.39   | All allocated.  |
| Roch Valley Greenway maintenance fund & repair and maintenance of govt | -  | -  | £130,823.00  | Transfer of land completed 15/6/16.   |
| Affordable Housing   | £178,577.26  | £183,344.00                                      | £1,699,548.00  | £617,000 allocated to bring empty properties back into use as affordable housing across the Borough (of which £444,664 has been spent), £250,000 allocated to Radcliffe Times building (of which £136,888.02 has been spent), remainder ring fenced for AH. |

| Expenditure type                 | Contributions received 1 April 2018 to 31 March 2019 | Total amount spent 1 April 2018 to 31 March 2019 | Total value of unspent contributions as at 31 March 2019 | Comments   |
|----------------------------------|--|--|--|--|
| Employment Land Development Fund | £50,000-   | -  | £730,066.72  | £445,144.77 is allocated to various projects that will help to generate employment opportunities but as at 31/3/2019 remains unspent. £284,921.95 remains unallocated and unspent. However, opportunities for spending in accordance with the approved Framework for Spending are constantly under review. |
| Highways                         | £229,413.37  | -  | £272,035.65  | Plans are progressing to spend contributions received for a second vehicle activated signs at Fletcher Bank, traffic calming, 20mph zone at Lowes Road, improvements to Bridleway 37 and the provision of an additional lane at the slip road to Jn 3 of the M66.  |
| Education                        | -  | £67,594.00                                       | £0.00  | Committed sum from Spen Moor. The funds have been used to contribute to an extension at St Stephen's CE Primary School which is due to complete in August 2019.  |
| Public art                       | -  | £13,334.61                                       | £33,843.85   | In 2018/19 £33,467.80 was spent on refurbishing the Ramsbottom Vase and contributions towards the Victoria Wood statue. Balance includes £375.87 interest earned 2018/19.  |
| 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.   |
| Heat Pipeline feasibility study  | -  | -  | £23,267.08   | Committed sum from Pilsworth quarry to establish the feasibility of establishing a local heat network.   |
| <b>TOTAL</b>                     | <b>£514,028.58</b>                                   | <b>£494,921.01</b>                               | <b>£3,840,220.88</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 2018 and 31 March 2019, and total balances are as at 31 March 2019.



## APPENDIX D – OUTSTANDING OBLIGATIONS

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

| Application                       | Site   | Description  | Outstanding Obligations   | Action  |
|-----------------------------------|--|--|---|---|
| 50058<br>50948                    | Former Albert Inn,<br>Ribble Drive,<br>Whitefield                                | Erection of 6 retail units with 15 flats above, associated access, parking, servicing and landscaping.   | On-site affordable housing – 3 dwellings  | Development completed.<br>On-going to seek to recover the outstanding financial contribution in lieu of on-site affordable housing provision.   |
| 52821,<br>54715<br>55235<br>58055 | Land adjacent to<br>103 Walmersley<br>Road, Bury                                 | Erection of 11 no. flats in 3/4 storey block together with parking   | £5,017.32 recreation payment due upon commencement.   | Development completed - contribution now due.<br>Legal action has been instructed.<br>Applicant agreed to pay debt in instalments.  |
| 50775<br>54550<br>58359           | Former Thrush<br>Hotel, Thrush Drive,<br>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. | Development completed – contribution now due.<br>Legal action has been instructed.  |
| 58918                             | Land adjacent to 15<br>Prestfield Road,<br>Whitefield,<br>Manchester, M45<br>6BD | Erection of 33 no. apartments in 2,3 & 4 storey blocks with associated parking and a detached dwelling.  | 8 affordable housing units on site.   | Development completed.<br>Affordable housing obligation not complied with.<br>Legal action is on-going to seek to recover the outstanding financial contribution in lieu of on-site affordable housing provision. |
| 62237                             | Prestwich Golf Club,<br>Hilton Lane,<br>Prestwich,<br>Manchester, M25<br>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   | Under construction - Contribution now due.  |

## Part 2: 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 <sup>st</sup> occupation.  | Material start made. Recreation payment has not been triggered.                          |
| 50058<br>50948 | Former Albert Inn, Ribble Drive, Whitefield          | Erection of 6 retail units with 15 flats above, associated access, parking, servicing and landscaping.                                     | £6,176.40 recreation contribution due upon the sale of the sale of the 3 <sup>rd</sup> market unit. On-site affordable housing – 3 dwellings | Development completed but sold to one owner so recreation payment has not been triggered |
| 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.                |
| 53353<br>57525 | 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.   |

| Application | Site  | Description  | Requirements   | Current Status  |
|-------------|---|--|--|---|
| 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>48 affordable housing units.</p> <p>£475,070.93 recreation contribution payable in instalments.</p> <p>1<sup>st</sup> instalment of £165,000 paid (10 projects specified in S106);<br/> 2<sup>nd</sup> instalment of £160,000 due on commencement of 66<sup>th</sup> dwelling;<br/> 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.</p> <p>Permission for the Council to construct a public access track, with the Owner to ensure that public access is maintained.</p> | <p>Under construction.</p> <p><i>£165, 000 1<sup>st</sup> instalment of recreation contribution paid 20/7/2016</i></p> <p><i>£160, 000 2<sup>st</sup> instalment of recreation contribution paid 22/12/2017</i></p> <p><i>3<sup>rd</sup> instalment (£150,070.93) paid 21/5/2019.</i></p> <p><i>(10 recreation projects specified in S106).</i></p> <p>Completion of the on-site Phase 1 recreational land is required prior to occupation of the 120<sup>th</sup> dwelling and completion of Phase 2 prior to occupation of the 180<sup>th</sup> dwelling.</p> |
| 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   | <p>£30,120.06 recreation contribution payable in instalments.</p> <p>1<sup>st</sup> instalment of £15,060.03 due upon commencement;<br/> 2<sup>nd</sup> instalment of £15,060.03 due on occupation of the 10<sup>th</sup> unit.</p> <p>Project:<br/> Improvement to the Bradley Fold Play Area (Phase 1).</p>  | <p>Under construction.</p> <p><i>£15,060.03 recreation contribution paid 12/4/16.</i></p> <p>2<sup>nd</sup> instalment not yet triggered.</p>   |

| Application            | Site  | Description   | Requirements   | Current Status  |
|------------------------|---|---|--|---|
| 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.  | Material start made, Recreation payment has not been triggered. |
| 58413                  | <i>Land to the West of 149 Brandlesholme Road, Bury, BL8 1BA</i>                      | <i>Reserved Matters application following Outline planning approval 54738 for construction of 39 houses and 18 flats, junction improvements, new access road and associated landscaping</i>   | <i>On site recreation provision, 13 affordable housing units</i>   | <i>Not commenced. Permission expired.</i>                       |
| 58324                  | <i>Land adjacent to Eton Business Park, Bury Road, Radcliffe, Manchester, M26 2XF</i> | <i>Residential development of 18 no. dwellings</i>  | <i>£37,342.00 recreation contribution on commencement, plus recreation overage clause. Project: Improvements to the footpaths, play area and ballzone at Close Park.</i>   | <i>Not commenced. Permission expired.</i>                       |
| 58985                  | <i>Site of Hartshead Works, Deal Street, Bury, BL9 7PU</i>                            | <i>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</i>  | <i>39 affordable units</i>   | <i>Not commenced. Permission expired.</i>                       |
| 59809/<br>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 requirement has not been triggered.             |

| Application     | Site  | Description   | Requirements  | Current Status                  |
|-----------------|---|---|---|---------------------------------|
| 59715           | Redisher Works,<br>Holcombe Old Road  | Demolition of existing buildings and erection of 22 no. dwellings including works to culverted watercourse                                    | <p>£64,261.88 recreation contribution payable in instalments.</p> <p>1<sup>st</sup> instalment of £32,130.94 due upon commencement;<br/>2<sup>nd</sup> instalment of £32,130.94 on 1st occupation</p> <p>Projects:<br/>Improvements to public right of way and footpath at Redisher Woods (phase 1));<br/>Improvements to steps and infrastructure at Pot Green Woodland (phase 1);<br/>Improvements to infrastructure at Bolton Road West Playing Fields (phase 1)</p> | Site cleared.<br>Not commenced. |
| 60717,<br>61714 | Land between<br>Geoffrey Street,<br>Taylor Street &<br>Brook Street, Bury,<br>BL9 6DN | Reserved matters application following outline approval 60717 for 18 no. dwellings with details of appearance, landscaping, layout and scale. | <p>9 affordable units;</p> <p>£46, 155.24 recreation contribution received 6/8/2019.</p> <p>Projects:<br/>Improvements to fencing and removal of shrubs/replacement with grass at Taylor Street open space;<br/>Improvements to fencing, paths and drainage at Athlone Avenue allotments;<br/>Drainage and surfacing of public rights of way at Broad Oak Woods; and<br/>Refurbishment of Clarence Park play area (Phase 1)</p>   | Under construction.             |

| Application             | Site   | Description  | Requirements   | Current Status  |
|-------------------------|--|--|--|---|
| 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:<br>£7,500 monitoring;<br>£12,500 implementation.<br>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.                            | Not commenced.  |
| 59884<br>62127<br>63087 | Land at Mountheath Industrial Estate, George Street, Prestwich | Demolition of all existing structures and redevelopment for a mixed use development comprising 124 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.<br><br>Works to improve the junction of George Street/Bury New Road/Kings Road due three years from the date of Phase 2 Employment Units are practically completed and in any event not to cause or permit occupation of any of the dwellings on the site until the highway works are complete. | Phase 1 Employment Units completed – November 2019.<br><br>Reserved Matters application for residential element approved December 2019 (see 63324). |
| 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.<br><br>Project:<br>Improvements to infrastructure at Openshaw Park (Phase 1) and improvements to infrastructure at Clarence Park (Phase 1)   | Not commenced.  |

| Application | Site   | Description  | Requirements  | Current Status |
|-------------|--|--|---|----------------|
| 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.<br><br>Project:<br>Refurbishment of Coronation Park to include tree work, landscaping, paths and play facilities Phase 1); and<br>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.<br><br>Projects:<br>Improvements to Manchester, Bolton and Bury Canal including removal of invasive species and debris and levelling of towpath east of Water Street (Phase 1);<br>Improvements to footpath and accessibility towards the canal bridge at Banana Path,<br>Improvements to drainage paths and raising the height of plots at Osborne Walk Allotments (Phase 1); and<br>Improvements to track surfacing at Cams Lane running track (Phase 1). | Not commenced. |
| 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.<br><br>Projects:<br>Improvements to the play area at Town Meadow Park, Tottington (Phase 1);<br>Refurbishment of the tennis courts at Town Meadow Park, Tottington (Phase 1);<br>Improvements to the infrastructure at lodges in Kirklees Valley (Phase 1).   | Not commenced. |

| Application | Site  | Description  | Requirements  | Current Status      |
|-------------|---|--|---|---------------------|
| 61117       | Bleaklow Mill,<br>Bolton Road,<br>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. | <p>£66,373.12 recreation contribution due in instalments:</p> <p>£33,186.56 due prior to or upon occupation of the 10<sup>th</sup> unit.</p> <p>£33,186.56 due prior to or upon occupation of the 20<sup>th</sup> unit.</p> <p>Projects:</p> <p>Improvements to play equipment at Old Kays Park Play Area (Phase1);</p> <p>Refurbishment of play equipment and surfacing at Hawkshaw Recreation Ground Play Area (Phase 1);</p> <p>Relocation of playground site and upgrade of play equipment of play equipment at Greenmount Recreation Ground Play Area.</p> <p>£20,000 employment contribution due in instalments:</p> <p>£10,000 due prior to or upon occupation of the 10<sup>th</sup> unit.</p> <p>£10,000 due prior to or upon occupation of the 20<sup>th</sup> unit.</p> <p>Project:</p> <p>Work to support the identification and delivery of sites for future employment development.</p> <p>£8,888.72 street lighting contribution to be used towards the installation of three street lights on Bolton Road, Hawkshaw (paid 10/03/2020)</p> | Under construction. |



| Application | Site   | Description  | Requirements  | Current Status |
|-------------|--|--|---|----------------|
| 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. | <p>£46,808.64 recreation contribution due prior to occupation of the 8<sup>th</sup> dwelling.</p> <p>Projects:<br/> Improvements to infrastructure and accessibility at Nuttall Park (Phase 1);<br/> Improvements to the appearance of the Town Centre open space at Factory Street garden including tree works and clearance (Phase 1);<br/> Improvements to Irwell Sculpture Trail (section between Ramsbottom and Stubbins) and surrounding public footpaths to offer improved access on the trail including drainage, surfacing and signage (Phase 1);<br/> Improvements to infrastructure at Kay Brow Lodge and Garden;<br/> Improvements to landscaping and environmental quality including tree works and creation of habitats at Bolton Road West Playing Fields.</p> | 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. |
| 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.  | 1 affordable housing unit.<br><br>£23,429.25 recreation contribution due prior to or on commencement of the development.<br><br>Projects:<br><ul style="list-style-type: none"> <li>• Improvements to access, sight lines and safety of users at Drinkwater Park through removal of shrubs and trees:</li> <li>• Improvements to paths, access and landscaping to raise the quality standard at Barnfield Park (Phase 1)</li> </ul> | Not commenced. |
| 61217       | Ainsworth Mill, Bury New Road, Radcliffe                           | HYBRID APPLICATION – FULL APP – COU of Phase 1 land (B2/B8) to Place of Worship (D1)<br>OUTLINE APP – Partial demolition of mill and outbuildings retaining no less than 2,000sq.m for B2/B8 and provision of car parking, servicing, landscaping & infrastructure. | The S106 requires that Phase 1 (full app) only be carried out in conjunction with the use of the building under Phase 1 as a place of worship and ancillary uses and secure the parking and servicing areas shown on the plan are delivered for this phase. Phase 2 (outline) is to be brought forward with details of access, servicing and parking provision to be carried out with Phase 2 only.                                 | Not commenced. |
| 63376       | The Old School, 1 Walker Street, Radcliffe, M26 1FH                | Conversion of antiques centre/dwelling to 13 no. residential apartments   | 1 affordable housing unit.<br><br>£18,734.40 recreation contribution due prior to or upon commencement.<br><br>Project:<br>Refurbishment of equipment and surfacing at the play area in Hollinhurst Playing Fields.   | Not commenced. |

| Application | Site  | Description   | Requirements   | Current Status  |
|-------------|---|---|--|---|
| 63185       | Land at Chamberhall, Magdalene Road, Bury, BL9 0ES                      | <p>HYBRID APPLICATION</p> <p>FULL APP – 5 buildings of up to 12,317sq.m (B1, B2, B8) &amp; associated works (Phase 1).</p> <p>OUTLINE APP – Development (B1, B2,B8) and development within A1,A3,A4,A5,B1,B2,B8,C1,D1&amp;D2.</p> | <p>£30,000 Tree Replacement Contribution. The Council has 12 months from the date of receipt of the contribution to submit an Arboricultural Mitigation Scheme to St Modwen for approval. The £30,000 may be used towards the preparation of the scheme. St Modwen have 30 days to either agree or propose amendments to the scheme. The Council have 5 years from the date of approval of the scheme to implement it.</p> <p>£95,000 – Local highway network mitigation.</p> <p>£24,000 pedestrian connectivity contribution to improve pedestrian connectivity between the site and the town centre due prior to first occupation.</p> | <p>Under construction.</p> <p><i>£30,000 Tree Replacement Contribution – received 7/2/2019.</i></p> <p><i>£95,000 – Local highway network mitigation – received 23/4/2019</i></p> <p><i>£24,000 – Pedestrian connectivity contribution received 03/10/2019.</i></p> |
| 63534       | Site of former Park Hotel, Lowther Road, Prestwich, Manchester, M25 9GP | Residential development comprising 7 no. 2 storey houses, 12 apartments, 21 parking spaces and associated amenity spaces.   | <p>100% affordable housing.</p> <p>£9,000 recreation contribution</p> <p>Project:<br/>The completion fencing to improve and upgrade tennis court facilities at St Mary's Park, Prestwich.</p>  | <p>Under Construction.</p> <p><i>£9,000 recreation contribution - received 18/7/2019</i></p>  |
| 63429       | Parkgates, Sedgley Park Road, Prestwich, Manchester, M25 0JW            | Creation of one additional floor of office space to an existing building.   | <p>£7,500 monitoring contribution;</p> <p>£12,500 parking scheme contribution.</p> <p>Both due prior to or upon commencement.</p>  | Not commenced.  |
| 62546       | Land adjacent to 436 Walmersley Road, Bury, BL9 6QE                     | Erection of 6 no. dwellings   | <p>£12,140.46 recreation contribution due prior to or upon commencement.</p> <p>Projects:<br/>Improvements to Limefield Park<br/>Improvements to landscape areas in Clarence Park.</p>   | Not commenced.  |

| Application    | Site  | Description   | Requirements   | Current Status |
|----------------|---|---|--|----------------|
| 63003          | 85 Bury Old Road,<br>Whitefield,<br>Manchester, M45<br>7AY                      | Erection of new four storey office building (B1) and new four storey building comprising 11 no. residential apartments (C3) together with dedicated parking.  | 1 affordable housing unit.<br><br>£17,181.45 recreation contribution due prior to or upon commencement.<br><br>Projects:<br>Drainage improvement works to upgrade accessibility across the site at Thatch Leach Open Space;<br>Improvements to equipment, surfacing and fencing at Victoria Besses Play Area (Phase 1).                          | Not commenced. |
| 60370<br>63617 | Land to the west of<br>Manchester Road,<br>Ramsbottom, Bury,<br>BL0 0BZ         | 35 no. dwellings  | 9 affordable housing units<br><br>On-site recreation provision (specification for recreation land is to be submitted for approval prior to commencement with the recreation land being completed and available to the public prior to first occupation.  | Not commenced. |
| 63054          | Former Texaco<br>Garage, Bury Old<br>Road, Prestwich,<br>Manchester, M25<br>0EY | Demolition of existing structures and erection of an A1 retail unit and synagogue with associated car parking, landscaping and access arrangements and addition of basement for use as storage and plant space. | £5000 monitoring contribution; £10,000 parking scheme contribution to be paid prior to or upon commencement.<br><br>Vehicles above 8m in length are prohibited from entering the site. Prior to commencement, signage is to be agreed with the Council and erected at the entrance to the site regarding the restriction on prohibited vehicles. | Not commenced. |
| 63462          | Land at Chapel<br>Road (adjacent to<br>Sycamore Cottage),<br>Prestwich,         | Erection of 3 dwellings   | £9,723.98 recreation contribution.<br><br>Project:<br>Improvements to play equipment and surfacing at Kersal Road Plan Area.   | Not commenced. |

| Application  | Site  | Description   | Requirements   | Current Status |
|--------------|---|---|--|----------------|
| 63630        | Land off Kay Street, Summerseat                                   | Erection of a single building containing 16 no. dwellings and associated car parking. Creation of an upgraded vehicular access from Kay Street  | 2 affordable housing units.<br><br>£24,991.20 recreation contribution.<br><br>Project:<br>Improvements to surfacing and equipment at Waterside Play Area.  | Not commenced. |
| 63002        | Land adjacent to 41 Station Close, Radcliffe, Manchester, M26 4GW | Erection of 14 no dwellings and associated access road.   | 1 affordable housing unit.<br><br>£40,957.56 recreation contribution.<br><br>Project:<br>Refurbishment of equipment and infrastructure at Snape Street Play Area (prior to commencement);<br>Refurbishment of equipment at Young Street Play Area (prior to occupation of the 5 <sup>th</sup> unit).<br><br>Cycleway | Not commenced. |
| 61474, 64462 | Land at Kersal Vale Road, Prestwich, Salford, M7 3NT              | Approval of RM of layout, scale, landscaping and appearance for outline app 61474 for the construction of 109 no residential dwellings together with associated public open space, landscaping, sub & pumping stations and highways infrastructure. | 44 affordable housing units<br><br>On-site recreation provision<br><br>Provision of a public access track  | Not commenced. |
| 63324        | Land at Mountheath Industrial Estate, George Street, Prestwich    | Approval of reserved matters - erection of 124 no dwellings including details of appearance, scale, landscaping and layout pursuant to planning permission 62127  | 18 affordable housing units.<br><br>£354,425.84 recreation contribution due prior to or upon commencement.   | Not commenced. |
| 63533        | Bevis Green Works, Mill Road, Bury, BL9 6RE                       | Residential development comprising 268 no dwellings (Class C3) with associated access, car parking, landscaping and open space.   | 33 affordable housing units;<br><br>On-site recreation land to be completed and thereafter maintained;<br><br>£156,000 employment contribution.  | Not commenced. |

| <b>Application</b> | <b>Site</b>  | <b>Description</b>   | <b>Requirements</b>  | <b>Current Status</b> |
|--------------------|--|--|--|-----------------------|
| 63992              | Land between 60 and Unit 6 Millett Street, Bury, BL9 0JA | Erection of a building to contain 36 no. apartments with associated external works, car parking and landscaping              | 100% affordable housing.   | Not commenced.        |
| 64093              | Former Magistrates Court, Tenters Street, Bury, BL9 0HX  | Conversion of the existing building to 39 no. apartments and erection of 10 no. townhouses with associated landscaping works | The Owner is required to submit a Viability Appraisal to establish whether any affordable housing/recreation contribution is payable. This is due within three months of completion of 75% of the dwellings. | Not commenced.        |