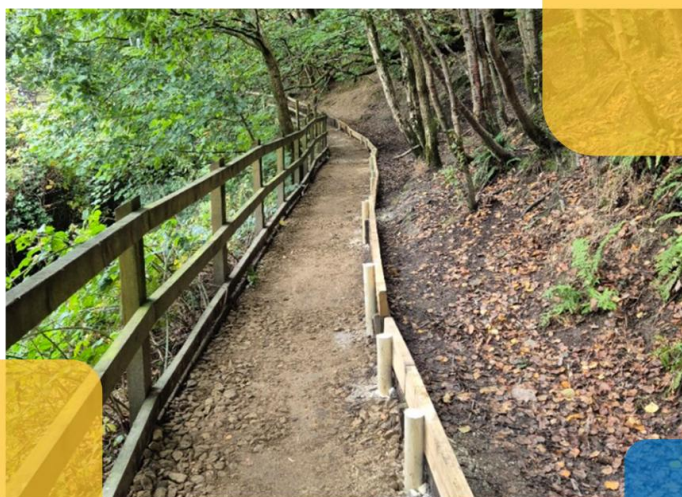


Infrastructure Funding Statement



2024-2025

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1. Introduction

1.1 This report provides a summary of the financial contributions which the Council has secured through Section 106 (S106) from new developments for recreation, affordable housing, off-site infrastructure works, ecological enhancement and employment land.

1.2 In summary, the report provides:

- An overview of S106 agreements;
- The Council's internal process relating to S106 contributions;
- The S106 contributions paid to the Council in the 2024/25 monitoring period;
- Projects delivered in the Borough via S106 agreements in the 2024/25 monitoring year; and
- S106 contributions estimated for future years.

1.3 The information included in the report will be updated annually and published on the Council's website. This will ensure that the most up to date information on the amount of developer contributions received from new development in addition to on where these monies have been spent is readily available to members of the public and other interested parties.

1.4 It is important to note that a time lag between receipt and expenditure of contributions is to be expected, due to lead times for mobilising works to commence, and in some cases contributions are for the long-term maintenance of land that has been or is awaiting transfer to the Council.

Headline summary

1.5 At 1st April 2024, the Council held £5,320,992.91 in S106 monies.

1.6 Between 1st April 2024 and 31st March 2025, £442,029.81 was received through planning obligations and £918,051.90 was spent:



£240,849.12 has been spent on recreation enhancement and maintenance in the borough



£615,002.28 has been spent on Affordable Housing



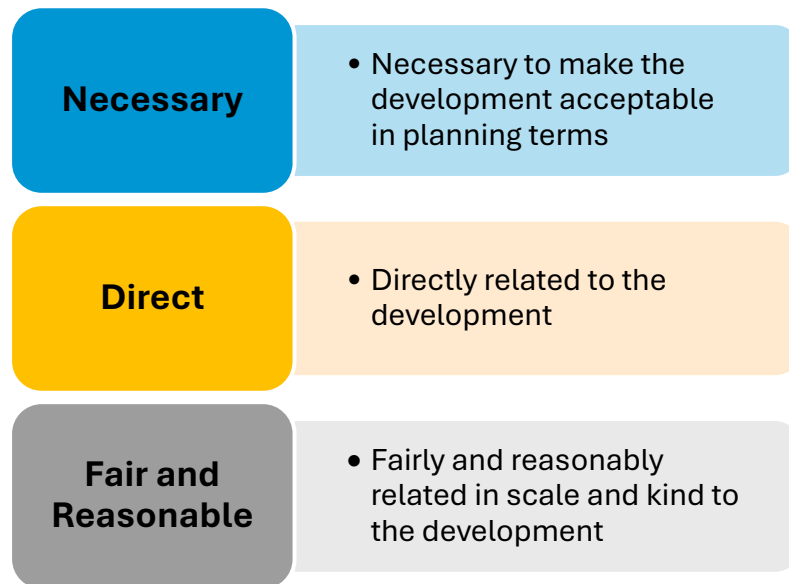
£6,050.00 has been spent supporting the delivery of employment land in the borough



£56,150.50 has been spent on highways improvements

2. What are Section 106 Agreements?

- 2.1 S106 agreements are legal contracts between the Local Planning Authority and the developer/landowners which include obligations that are essential to allow the granting of planning permission in certain circumstances.
- 2.2 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:



- 2.3 For example, new residential developments place additional pressure on existing social, physical and economic infrastructure in the surrounding area. Planning obligations aim to balance this extra pressure with improvements to the surrounding area to ensure that a development makes a positive contribution to the local area.
- 2.4 The obligations may be provided by the developers “in kind” – that is, where the developer builds or provides directly the matters necessary to fulfil the obligation. This might be to build a certain number of affordable homes on-site, or ecological enhancement, for example.
- 2.5 Alternatively, planning obligations can be met in the form of financial payments to the Council to provide off-site infrastructure works, contributions towards providing affordable housing elsewhere in the Borough, compensation for the loss of employment land, recreation contributions and contributions towards ecological enhancements. In some cases, it can be a combination of both on-site provision and off-site financial contributions.
- 2.6 Where an obligation involves the payment of financial contributions, on receipt by the Council, these contributions are effectively held on trust, and the Council is legally bound

to spend these monies in accordance with the terms of the S106 Agreement. These obligations are then secured as a land charge on any successive landowner of the application site, should the site be sold on and developed by someone other than the applicant.

2.7 The Council cannot ask for contributions via section 106 planning obligations in certain circumstances:

“Planning obligations for affordable housing should only be sought for residential developments that are major developments...For residential development, major development is defined in the National Planning Policy Framework as development where 10 or more homes will be provided, or the site has an area of 0.5 hectares or more. For non-residential development it means additional floorspace of 1,000 square metres or more, or a site of 1 hectare or more...Planning obligations should not be sought from any development consisting only of the construction of a residential annex or extension to an existing home.”¹

¹ Planning Practice Guidance 2019 Paragraph 023 ‘Planning Obligations’
<https://www.gov.uk/guidance/planning-obligations>



Figure 1. Development of supported living apartments and bungalows for disabled and older people at the former Wiliam Kemp Heaton centre

3. Bury Council's Process for Requesting S106 Contributions

- 3.1 Large-scale development sites usually necessitate on-site provision of infrastructure, greenspace and affordable housing. However, where it is determined that on-site infrastructure and/or affordable housing is not appropriate, the Council will request a financial contribution from developers to meet these needs outside of the development site through a S106 obligation.
- 3.2 The Council can potentially collect the following types of contributions in accordance with policy and legislation:
- Affordable Housing
 - Recreation
 - Employment
 - Highways
 - Education
 - Holcroft Moss



What is the process for requesting off-site S106 contributions?

Application Validated

Where it is determined that a financial contribution is required, the Council will request sums from developers through a s106 obligation.



Negotiation

Planning Officers, and the Council's legal department work together to instruct new S106 agreements, requesting payments from the developer and, where appropriate, involving members in project discussions.



Decision

Once a S106 has been signed, it is an obligation, but it will only be realised if the planning permission is implemented and reaches the trigger point for payment such as commencement or prior to occupation.



Monitoring

Any commuted sums received by the Council but not spent within the timeframes set out in the S106 agreement are identified during annual monitoring and will be refunded in accordance with the details set out in the specific agreement.

Affordable housing

- 3.3 When it is determined that on-site affordable housing is not appropriate Supplementary Planning Document 5 – Affordable Housing Provision in New Residential Development sets the tariff for off-site affordable housing contributions² in accordance with Unitary Development Plan (UDP) policy H4/1.

Recreation contributions

- 3.4 Generally, recreation contributions are sought for developments consisting of 10 or more units. The financial contribution required for off-site recreation provision is calculated using Supplementary Planning Document 1 – Open Space, Sport and Recreation Provision in New Housing Development and UDP policy RT2/2.

Employment contributions

- 3.5 When existing employment land is developed for an alternative use Supplementary Planning Document 14 – Employment Land and Premises provides guidance on when

employment land contributions are required in accordance with UDP policy EC1 and EC2/2.

Highways contributions

- 3.6 Contributions towards required highway works as a result of new development is agreed on a case-by-case basis, evidenced by an assessment of the impact the development will have on the local highways and mitigation works required to minimise this impact.
- 3.7 Occasionally, provision is secured through a Section 278 instead of a Section 106. A Section 278 is an agreement under the Highways Act³ (rather than the Planning Act⁴) which ensures that works like new road access, signal installations or junction alterations undertaken by a developer are in accordance with the Highway Authority's standards

Education contributions

- 3.8 Usually, education contributions will be sought in relation to residential developments of 10 or more. Supplementary Planning Document 17 – Developer contributions for Education sets out the Council's approach toward seeking

² The Supplementary Planning Documents can be accessed on the Council's website at www.bury.gov.uk/spd.

³ Highways Act 1980

⁴ Town and Country Planning Act 1990

developer contributions toward education in accordance with Places for Everyone (PfE) policy JP-P5.

Contributions to Holcroft Moss

- 3.9 Any proposals that would result in increased traffic flows on the M62 past Holcroft Moss of more than 100 vehicles per day or 20 Heavy Goods Vehicles (HGVs) per day must devise a scheme specific range of measures to reduce reliance on cars, reduce trip generation, promote ultra-low emission vehicles, and provide a contribution towards restoration measures at Holcroft Moss. Joint Supplementary Planning Document: Holcroft Moss Planning Obligations sets out the Council's approach toward seeking these contributions⁵ in accordance with PfE policy JP-C8.

What happens after a S106 has been signed?

- 3.10 Once a S106 has been signed, it is an obligation, but it will only be realised if the planning permission is implemented and reaches the trigger point for payment such as commencement or prior to occupation. When the planning permission is granted, the S106 obligation is registered as a

land charge which stays with the land, obligating any future owners until the terms are met.

- 3.11 Planning Officers, developers and the Council's legal department work together to instruct new S106 agreements, requesting payments from the developer through to the spending of these monies by designated Council officers.
- 3.12 Any financial contributions received by the Council but not spent within the timeframes set out in the S106 agreement will be identified during annual monitoring and will be refunded in accordance with the details set out in the specific agreement.

⁵ The Supplementary Planning Documents can be accessed on the Council's website at www.bury.gov.uk/spd.

4. Monitoring Fees

Summary

Bury charges £550 per obligation

In 2024-2025, we received £3,300 in monitoring fees

Detail

- 4.1 The Community Infrastructure Levy (Amendment) (England) (No.2) Regulations 2019 now allow Local Authorities to charge a monitoring fee through S106 obligations to cover the cost of the monitoring and reporting on delivery that S106 obligation as described above. Monitoring fees can be used to monitor and report on any type of planning application, for the time of that obligation. However, monitoring fees should not be sought retrospectively for historic agreements.
- 4.2 The regulations allow monitoring fees to be either a fixed percentage of the total value of the S106 agreement or individual obligation; or could be a fixed monetary amount per agreement obligation; or Authorities may decide to set



fees using other methods. However, in all cases, monitoring fees must be proportionate and reasonable and reflect the actual cost of monitoring.

- 4.3 Authorities must report on monitoring fees in their Infrastructure Funding Statements.
- 4.4 In Bury the monitoring fee was set at £550 per obligation. This fee came into effect from the 18th October 2019. This is currently under review.
- 4.5 Between 1st April 2024 and 31st March 2025, £3,300 of monitoring fees have been received through S106 obligations to cover the cost of the monitoring and reporting on delivery.

5. 2024/25 S106 Contributions Summary

- At the beginning of the financial year, the Council held over 5.3 million in S106 monies.
- We received around £400,000 in S106 contributions
- We spent more than £900,000 on S106 projects across the Borough
- At the end of the financial year, the Council held over 4.8 million in unspent contributions.
- 84% of this (over 4.1 million) is allocated to specific projects.

- 5.1 Over the twelve-month period from 1 April 2024 to 31 March 2025, Section 106 agreements have resulted in £918,051.90 of investment into the Borough, and £442,029.81 of income to the Council (figure 1).
- 5.2 Table 1 summarises income and expenditure in the twelve months from 1 April 2024 to 31 March 2025, and unspent contributions as at 31st March 2025. As of 31st March 2025,

the Council had £4,844,970.82 of unspent S106 contributions.

- 5.3 As shown in Figure 2, £4,079,630.25 (84%) of the unspent S106 contributions had been allocated to specific projects, though it will take time to deliver and for expenditure to be drawn down. £765,340.57 was unallocated, though it should be noted that this is ringfenced to the purpose for which it was accrued, and work is ongoing to ensure the allocation and spend of the remaining funds, which will be reported in the next annual statement.

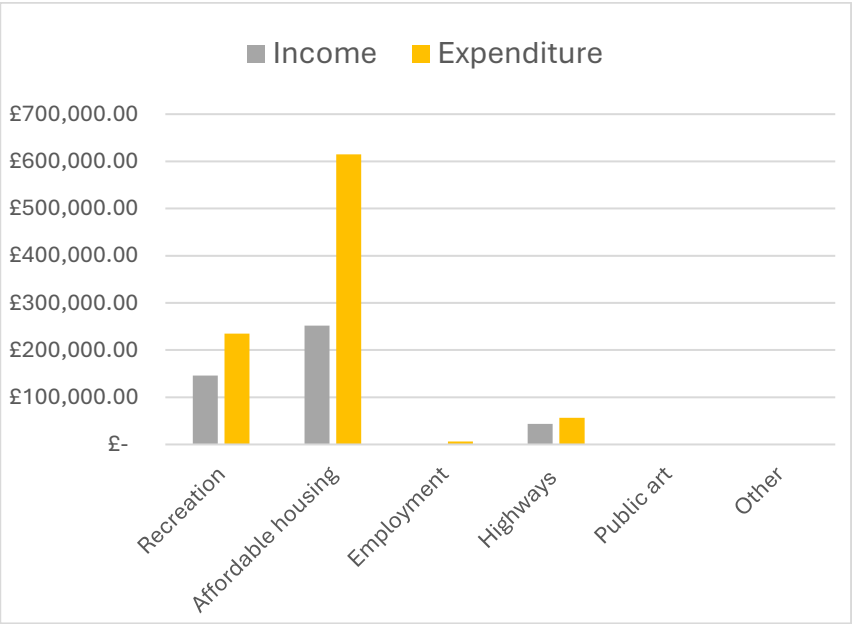


Figure 2. S106 income and expenditure 2024/25

Table 1. S106 income and expenditure 2024-2025

Expenditure type	Contributions received 1 April 2024 to 31 March 2025	Total amount spent 1 April 2024 to 31 March 2025	Total value of unspent contributions as at 31 March 2025⁶	Total value of unspent allocated contributions as at 31 March 2025	Total value of unallocated contributions as at 31 March 2025
Recreation, local nature reserves and open space	£146,193.15	£240,849.12	£1,910,055.58	£1,910,055.58	£0.00
Affordable housing	£252,186.66	£615,002.28	1,723,434.54	£968,498.66	£754,935.88 ⁷
Employment	£0.00	£6,050.00	581,583.53	£581,583.53	£0.00
Highways	£43,650.00	£56,150.50	596,498.71	£596,498.71	£0.00
Public art	£0.00	£0.00	£33,398.46	£22,993.77	£10,404.69
TOTAL	£442,029.81	£918,051.90	£4,844,970.82	£4,079,630.25	£765,340.57

⁶ 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.

⁷ Please note that work is ongoing to allocate this money and it is expected that in the next annual report for 2025/26, 100% of the remaining funds will be allocated.

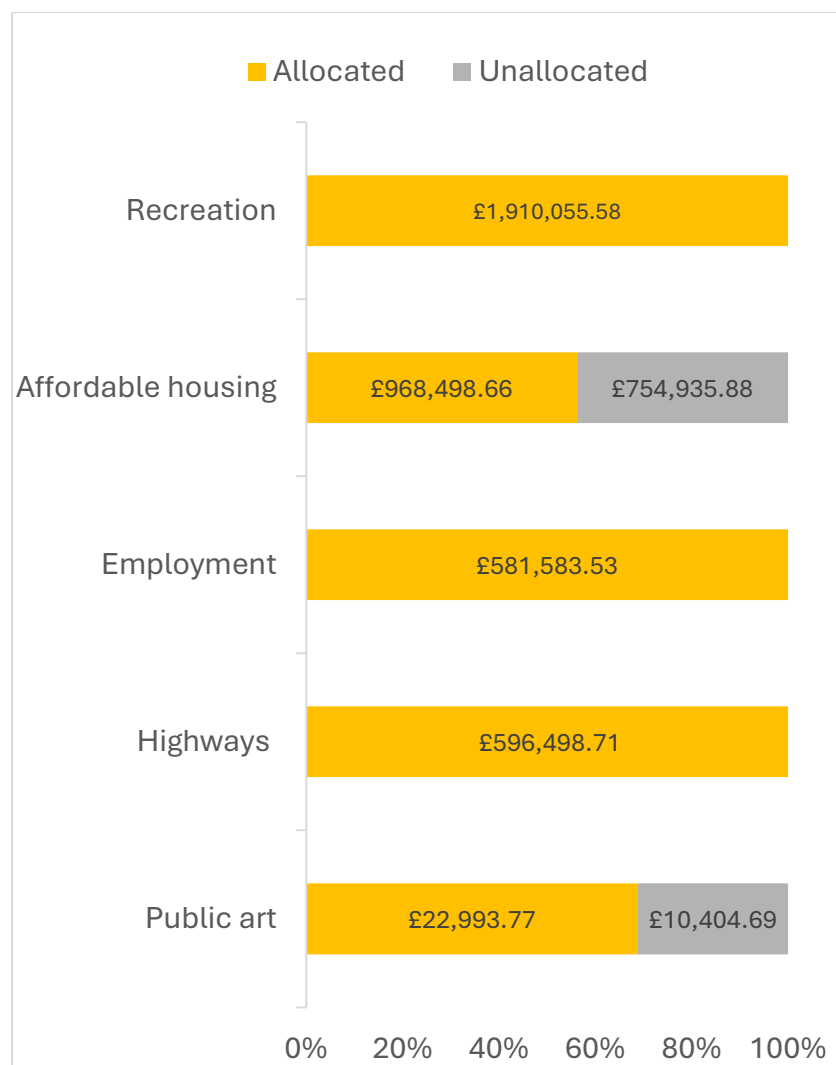


Figure 3. Types of S106 contributions allocated and unallocated at 31st March 2025

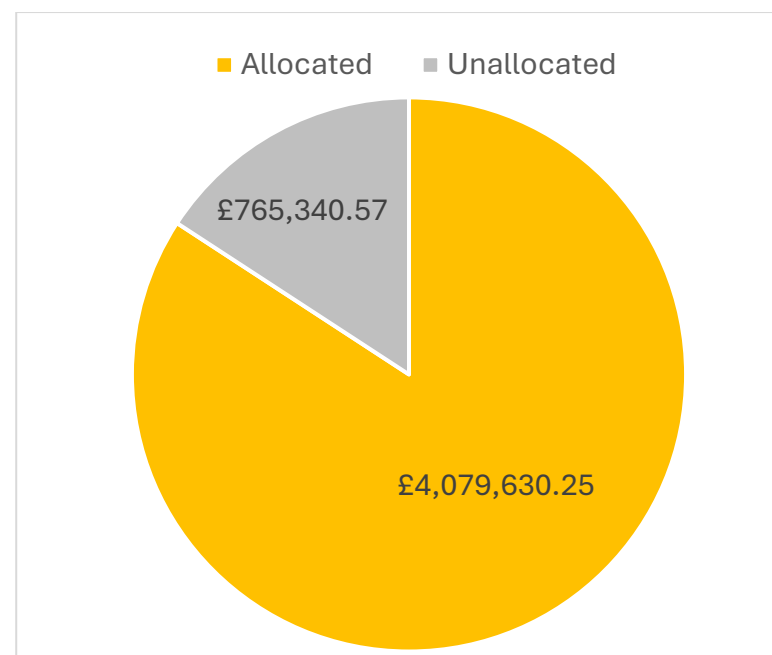


Figure 4. The total amount of unspent S106 contributions allocated and unallocated as at 31st March 2025

- 5.4 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. This is broken down into more detail in Appendix A Part 1 and Part 2.

6. Schemes Provided and Obligations Complied With

- 6.1 This section of the report summarises Section 106 Agreements by type of obligation. A detailed list of schemes delivered as a result of financial contributions is attached to this report at Appendix B, together with a list of contributions received and obligations complied with between 1 April 2024 and 31 March 2025 at Appendix C.

Recreation

In 2024/25, £146,193.15 was received.

£240,849.12 was spent on recreation enhancement and maintenance in the borough.

All unspent recreation contributions have been committed to specific projects.

- 6.2 In 2024/25 £146,193.15 was received in recreation contributions from developments at Redisher Works off Holcombe Old Road and Springside Road, Bury
- 6.3 During the same period, £240,849.12 of recreation contributions was spent. This has gone towards improvements at a number of sites including:

- Improvements to the public footpath at Elton Reservoir Phase 1
- Radcliffe Paper Mill - POS Maintenance
- SBI C15 Reservoirs at Chapefield /Chapelfield Local Nature Reserve
- Kirkless Valley Maintenance
- Improvements to play equipment, furniture, infrastructure and landscaping at St Marys Park - Phase 1
- Burrs Country Park – Infrastructure, access and river improvements to benefit people and wildlife and to support the Burrs Strategy
- Kirklees Valley Local Nature Reserve – significant environmental improvements to the site which will benefit people and wildlife, including enhancing the aquatic/wetland areas and improvements to infrastructure
- Improvements to Limefield Park
- Burrs Improvements Supporting Volunteers Phase 11
- Radcliffe Skate Park Improvements
- Radcliffe Cemetery Improvements



Work to upgrade and widen paths at the Kirklees Trail & Local Nature Reserve



Supporting volunteers at Chapelfield Local Nature Reserve



Tree planting at Chapelfield Local Nature Reserve



Improvement works to footpaths across the borough



Work to upgrade paths at Chapelfield Local Nature Reserve to improve access



Installation of new signage at the Kirklees Trail.

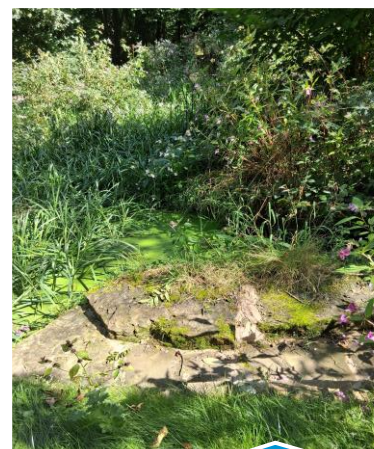
- 6.4 In terms of future spending, funding has also been allocated to a number of projects across the Borough, including works to play areas, ball zones, tennis courts, outdoor gyms, bowling greens and park improvements. The priority is to ensure that S106 recreation contributions are allocated within the area where the development takes place.
- 6.5 All unspent recreation contributions received up to 31st March 2025 have been committed to specific projects, with the exception of contributions paid upfront that can't be committed until commencement of development.



Work at Burrs Country Park to improve access between the train station and the park.



Work at Burrs Country Park to improve access between the train station and the park.



Work at Burrs Country Park to build an ornamental pond to assist with flooding overflow



Installation of a new fence to the perimeter of Radcliffe Skate Park

Affordable Housing

In 2024/25, £615,002.28 was spent on bringing empty properties back into use.

5 empty properties were repaired and renovated for use as affordable housing.

There were 10 affordable completions as a result of planning policy

- 6.6 In 2024/25 there were 10 affordable completions as a result of planning policy.
- 6.7 In 2024/25 some of the previously completed properties have been subsequently re-sold, re-let or are under offer, to households on the Affordable Housing Scheme. A further 78 affordable properties were completed in 2024/25 on schemes brought forward by Registered Providers and the Council – these are not counted as S106 affordable completions because they are not provided by private developers as a result of planning policy requirements, but they are adding to the affordable housing stock and meeting needs, including needs for specialist and supported accommodation.

- 6.8 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. One property was sold in this way between 1 April 2024 and 31 March 2025, resulting in a commuted sum payment of £60,000. A further £192,186.66 was received in commuted sum payments for off-site provision of affordable housing.
- 6.9 In total up to 31 March 2025, £3,091,894.82 in commuted sum payments has been received for affordable housing, of which £1,368,460.28 has been spent and a further £968,498.66 is committed but unspent. The remaining uncommitted contributions (totalling £754,935.88 up to 31 March 2025) will be spent in accordance with the Bury Housing Strategy and must be in accordance with the terms of each Section 106 Agreement. The Council is exploring



opportunities to use the remaining uncommitted contributions to support and accelerate the delivery of additional affordable housing.

- 6.10 A total of £1.617m has been committed to bringing empty properties back into use as affordable housing in the Borough, of which £1,118,460.28 has been spent up to 31 March 2025, including £615,002.28 in 2024/25, bringing a total of 16 empty properties back into use. Five of these properties were completed in 2024/25. This has multiple benefits of removing the blight of empty properties and increasing the supply of affordable homes. One further acquisition is currently progressing and is expected to complete in 2025/26.
- 6.11 A further £250,000 of S106 affordable housing contributions was used to support the residential development of the site of the former Radcliffe Times building for affordable housing, which completed in 2021.
- 6.12 In February 2024, £80,931.50 was committed (alongside Employment Land Development funding) to part fund a new Career Grade Planning Officer. The creation of this role will support the delivery of the PfE strategic site allocations, which will result in the delivery of around 1,575 affordable homes across a number of strategic housing sites, as well as a large number of job opportunities for Bury residents at the Northern Gateway (Heywood/Pilsworth) site.

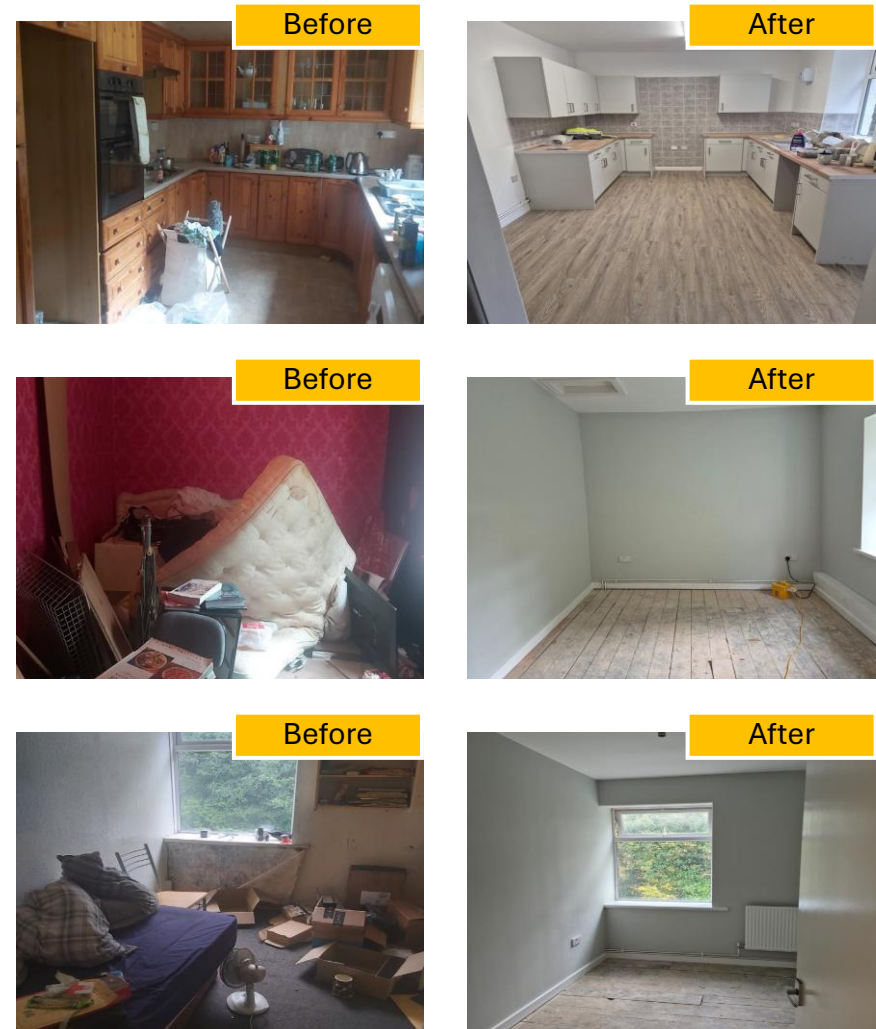


Figure 5. in 2024/25 more than £615,000 was spent purchasing, repairing and renovating empty properties in the borough for use as affordable housing.

Employment Land Development Fund

In 2024/25, £6,050.50 was spent supporting the delivery of Atom Valley through a contribution to a new Project Director role

All unspent ELDF contributions have been committed to specific projects.

- 6.13 As at 31 March 2025, the total unspent balance of the Employment Land Development Fund (ELDF) was £581,583.53.
- 6.14 During 2024/25, £6,050.50 from the ELDF was spent on the following:
- Atom Valley Project Director.
- 6.15 All ELDF contributions received up to 31st March 2025 have been committed to specific projects including:
- Regeneration of Bradley Fold;
 - East Lancashire Railway Trust Officer;
 - Transport Planner to support the delivery of strategic employment allocations;
 - Major Projects Manager; and
 - Northern Gateway Projects.

Highways

In 2024/25, , £43,650.00 was received in highways contributions

£56,150.50 was spent on highways projects

All unspent highways contributions have been committed to specific projects.

- 6.16 In 2024/25, £43,650.00 was received in highways contributions. This is allocated to:
- the survey and design of highway mitigation works for the Springside Road/Walmersley Road/Walmersley Old Road junction; and
 - provision of MOVA at the junctions of Manchester Road/Dumers Land and Dumers Lane/York Street.
- 6.17 In 2024/25, £56,150.50 was spent in association with following projects:
- £31,150.50 was spent on split cycle offset optimisations technique (SCOOT) software to optimise traffic signal timings at the Chamberhall Business Park Development
 - £25,000 was spent on a traffic calming scheme and 20mph zone at Lowes Road



- 6.18 There is £596,498.71 of unspent highways contributions, which is allocated to several projects including:
- An additional lane at the slip road of junction 3 on the M66;
 - Improvements to Pedestrian connectivity; and
 - Measures to mitigate the impact of the development on the local highway network comprising CCTV, SCOOT revalidation, extra SCOOT loops and amendment of signal staging at the Harvard Road Signals.
 - Toucan crossing for pedestrians and cycle users in the vicinity of Market Street/Trinity Way.
 - The upgrade of a pelican crossing to a puffin crossing on Walmersley Road, north of Sunny Avenue.

- Improvements to the Public Rights of Way footpaths 9,10 and 49 on land at Prestwich Golf Course

Public Art

- 6.19 Following the publication of Government guidance which advised that planning obligations should not be sought if they are no longer considered necessary to make a development acceptable in planning terms, therefore as of 2014 financial contributions for public art are not currently being sought when determining planning applications.
- 6.20 There was no S106 spend on the provision of public art projects in 2024/25.
- 6.21 Nearly 70% of the remaining public arts funds are allocated to specific projects, and work is ongoing to allocate and spend the remaining monies.
- 6.22 Whilst contributions towards public art are not currently sought in general, Planning Officers may seek to negotiate public art on large-scale development sites where relevant.

7. Outstanding Obligations

- 7.1 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 D Part 2).

Outstanding S106 Obligations where triggers have been reached

- 7.2 Six developments have been identified as having outstanding obligations which are now due and are being pursued by the Council. Of these, 5 require financial contribution, totalling £202,001.77.
- 7.3 In 2024/25 £140,080.81 of this was recovered through legal action, in addition to £4,142.65 contractual late payment interest. Following the end of the financial year, a further £12,000 has been recovered.
- 7.4 As such, £61,920.96 remained outstanding at 31st March 2024, and at the time of writing this has reduced to £18,734.40.

- 7.5 The outstanding contributions are pursued initially by contacting the parties involved and, where necessary, debt recovery proceedings are instructed. However, this can be a lengthy process.

Section 106 Agreements not yet triggered

- 7.6 Appendix D 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 commuted sums can be spent.
- 7.7 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. However, assuming these developments come forward, it is estimated that they could bring in approximately £700,000 of s106 monies.
- 7.8 The Council will continue to monitor these developments to ensure that payments and provisions are secured as and when they are required by the S106 Agreement.

Appendix A – S106 income, expenditure and unspent balance

Part 1: A summary of S106 income, expenditure and unspent balance

Expenditure type		Contributions received 1 April 2024 to 31 March 2025	Total amount spent April 2024 to 31 March 2025	Total value of unspent contributions as at 31 March 2025 ⁸	Comments
Recreation, local nature reserves and open space	Recreation enhancement	£146,193.15	£235,111.92	£1,518,223.59	In 24/25 £138,867.23 was received from the following developments: Former Thrush Hotel, Land at Springside Road and Redisher Works.
	Recreation maintenance	£0.00	£5,737.20	£91,249.68	In 24/25 £5,737.20 was spent on the maintenance of Kirklees Valley Maintenance and maintenance of Public Open Space (POS) at Former Radcliffe Paper Mill.
	Recreation – Strategic Planning projects	£0.00	£0.00	£95,000.00	£70,000 contribution towards Moss Shaw section of the Bolton Bury railway path and £25,000 Olives Brook Link contribution.

⁸ 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 2024 and 31 March 2024, and total balances are as at 31 March 2025.

Expenditure type		Contributions received 1 April 2024 to 31 March 2025	Total amount spent April 2024 to 31 March 2025	Total value of unspent contributions as at 31 March 2025 ⁸	Comments
	Local Nature Reserves	£0.00	£0.00	£65,057.39	
	Roch Valley Greenway maintenance fund & repair and maintenance of goyt	£0.00	£0.00	£140,524.92	
Affordable Housing		£252,186.66	£615,002.28	£1,723,434.54	In 24/25, 252,186.66 was received from the following developments: Land adjacent to 15 Prestfield Road, York Street, Former Elton Cop Dyeworks. £615,002.28 was spent on Empty Properties.

Expenditure type	Contributions received 1 April 2024 to 31 March 2025	Total amount spent April 2024 to 31 March 2025	Total value of unspent contributions as at 31 March 2025 ^a	Comments
Employment Land Development Fund	£0.00	£6,050.00	£581,583.53	*100% of the closing balance is allocated to the following: Bradley Fold Regeneration East Lancashire Railway Trust Officer Transport Planner Major Projects Manager Northern Gateway Projects
Highways	£43,650.00	£56,150.50	£596,498.71	£43,650.00 was received from development at York Street and Land at Springside Road.
Public art	£0.00	£0.00	£33,398.46	
TOTAL	£ 442,029.81	£918,051.90	£4,844,970.82	

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 2024 and 31 March 2024, and total balances are as at 31 March 2025.

Part 2: A full breakdown of unspent balance as at 31 March 2025

Type of Contribution	Planning Reference	Location	Starting balance	Balance at 31/03/2025	Amount committed	Committed Projects
Recreation Enhancement	Recreation Enhancement General Pot	N/A		105,677.19	105,677.19	<p>As referenced in paragraph 8.1, the Community Infrastructure Levy (CIL) Regulations introduced in April 2015 placed restrictions on the pooling of S106 contributions. Following this change, Local Authorities were no longer permitted to fund specific projects or type of infrastructure by combining contributions from separate S106 agreements. This particular funding pot is a legacy arrangement, comprising older contributions that were pooled for general recreation works prior to the implementation of the CIL pooling restrictions. It also includes non-S106 balances such as external funding and accrued interest. The pot has been allocated to several projects, and work is ongoing to ensure the funds are spent and the pot is closed. In the 2024/25 financial year, a total of £21,640.90 was spent on the following projects:</p> <ul style="list-style-type: none"> • SBI C15 Reservoirs at Chapefield /Chapelfield Local Nature Reserve • Improvements to Limefield Park

Type of Contribution	Planning Reference	Location	Starting balance	Balance at 31/03/2025	Amount committed	Committed Projects
Recreation Enhancement	58521	Former Red Bridge Inn, Bury Old Road, Ainsworth, Bolton, BL2 5PJ	£15,060.03	£15,060.03	£15,060.03	Improvements to Bradley Fold Play Area (Further £15,060.03 to be paid on occupation of the 10th unit)
Recreation Enhancement	58810 & 55003	Land at Spen Moor, Bury and Bolton Road, Radcliffe, Manchester, M26 4JY	£475,070.93	£180,926.94	£180,926.94	<ol style="list-style-type: none"> 1. Improvements to the footpaths, play area and ballzone at Close Park 2. Improvements to Bolton Road Park Infrastructure (Phase 1) 3. Improvements to infrastructure at Festival Gardens (Phase 1) 4. Improvements to infrastructure at Burrs Country Park (Phase 1) 5. The extension of Daisyfield Cycleway 6. Improvements to existing Daisyfield Cycleway 7. Improvements to Infrastructure at Starmount Reservoir and Blackshaw Brook (Phase 1) 8. Improvements to infrastructure at Dow Lane (Phase 1) 9. Improvements to infrastructure at Whitehead Park (Phase 1) 10. Improvements to football and play provision at Wellington Barracks (Phase 1) 11. Improvements to the public footpath at Elton Reservoir

Type of Contribution	Planning Reference	Location	Starting balance	Balance at 31/03/2025	Amount committed	Committed Projects
Recreation Enhancement	59600	Site of Civic Centre, Thomas Street/New Church Street, Radcliffe, M26 2UD	£91,763.53	£0.54 ⁹	£0.54	i) new provision of land fronting Coney Green High School ii) Improvements to the Banana Path iii) Improvements to St. Thomas' Church Yard iv) Improvements to land at Pilkington Way (west) and Pilkington Way (east) v) Improvements to land at Festival Gardens
Recreation Enhancement	59869	JLT House, Brook Street, Radcliffe, Manchester, M26 2PQ	£67,186.88	£18,785.95	£18,785.95	1. Improvements to access and to footpaths at Springwater Park including Sailor Brow (Phase 1) 2. Improvements to clubroom, changing facilities and playing pitches at Redbank Playing Fields (Phase 1)
Recreation Enhancement	61103	Site of The Brandlesholme, 402 Brandlesholme Road, Bury, BL8 1HP	£29,255.40	£19,255.40	£19,255.40	1. Improvements to Footpath Number 159 between Burrs Close and Burrs Country Park, including drainage, surfacing and signage 2. Improvements to the Irwell Sculpture Trail, from the weir on the River Irwell to the north of Burrs Country Park through to the railway line at Springside Farm. To include drainage and surfacing to improve access to Burrs 3. Refurbishment of Brandlesholme Ballzone and Play Area, to include fencing, path work and painting (Phase 1)
Recreation Enhancement	61714	Land between Geoffrey Street,	£46,155.24	£6,342.00	£6,342.00	i) Improvements to fencing and removal of shrubs / replacement with grass at Taylor

⁹ N.B. this pot will be closed in the 25/26 financial year.

Type of Contribution	Planning Reference	Location	Starting balance	Balance at 31/03/2025	Amount committed	Committed Projects
		Taylor Street & Brook Street, Bury, BL9 6DN				Street open space ii) Improvements to fencing, paths and drainage at Athlone Avenue Allotments iii) Improvements to fencing, paths and drainage at Avondale Avenue allotments iv) Drainage and surfacing of public rights of way at Broad Oak Woods v) Refurbishment of Clarence Park play area (Phase 1)
Recreation Enhancement	60723, 62693	Land adjacent to 19A New Road, Radcliffe, Manchester, M26 1LS	£38,032.02	£38,032.02	£38,032.02	1. Refurbishment of Coronation Park, to include treework, landscaping, paths and play facilities (Phase 1) 2. Landscaping and footpath improvements at St. John's churchyard off New Road, Radcliffe (Phase 1)
Recreation Enhancement	61474	Land at Kersal Vale Road, Prestwich, Salford, M7 3NT	£31,800.00	£31,800.00	£31,800.00	Offsite ecological mitigation measures
Recreation Enhancement	63324	Land at Mountheath Industrial Estate, George Street, Prestwich, Manchester M25 9WB	£354,425.84	£106,700.81	£106,700.81	1. Improvements to landscaping to support volunteer work by Friends Group at St. Marys Flower Park (Phase 1) 2. Improvements to play equipment, furniture, infrastructure and landscaping at St. Mary's Park (Phase 1) ** 3. Improvements to landscaping at Gardner Mount Recreation Ground (Phase 1) 4. Refurbishment of play equipment at

Type of Contribution	Planning Reference	Location	Starting balance	Balance at 31/03/2025	Amount committed	Committed Projects
						<p>Gardner Mount Play Area</p> <p>5. Improvements to paths, access and landscaping to raise the quality standard at Barnfield Park (Phase 1) ***</p> <p>6. Improvements to play equipment and surfacing at Sedgley Park Play Area</p> <p>7. Improvements to National Cycle Route No. 6 through Drinkwater Park from Rainsough Brow to the bridge over the M60. To include improved surfacing and access control.</p> <p>8. Improvements to the Public Rights of Way footpaths 9, 10 and 49 on land at Prestwich Golf Course outside the application site to improve access. **</p> <p>9. Improvements to Public Footpath Number 11, Prestwich from the service area to the rear of Chapel Walk to the boundary with Salford at Moor Lane. To include drainage and surface improvements and to introduce structures/furniture to aid access on a considerable gradient. This will improve access as part of the Prestwich public rights of way network and links into Salford.</p>
Recreation Enhancement	66389	Former site of Andrew Textile Industries Ltd, Walshaw Road, Bury, BL8 1LF	£275,888.74	£220,790.40	£220,790.40	<ul style="list-style-type: none"> Infrastructure, access and river improvements at Burrs Country Park £90,000 Works to raise the standard of Whitehead Park, including

Type of Contribution	Planning Reference	Location	Starting balance	Balance at 31/03/2025	Amount committed	Committed Projects
						<p>infrastructure and environmental improvements; £50,000</p> <ul style="list-style-type: none"> • Environmental improvements to the Kirklees Valley Local Nature Reserve including enhancing the aquatic/wetland areas and improvements to infrastructure; £50,000 • Improvements to the play area infrastructure and natural environment at Dow Lane £45,000 • Upgrading of infrastructure at the Kirklees Trail; and £20,888 <p>Improvements to the public footpath network within 2km of the land to improve access £20,000</p>
Recreation Enhancement	61117	Bleaklow Mill, Bolton Road, Tottington, Bury, BL8 4LL	£33,186.56	£33,186.56	£33,186.56	<ol style="list-style-type: none"> 1. Improvements to play equipment at Old Kays Park Play Area (Phase 1) 2. Refurbishment of play equipment and surfacing at Hawkshaw Recreation Ground Play Area (Phase 1) 3. Improvements to access and surfacing of footpath at Pot Green Open Space (Phase 1) 4. Relocation of playground site and upgrade of play equipment at Greenmount Recreation Ground Play Area

Type of Contribution	Planning Reference	Location	Starting balance	Balance at 31/03/2025	Amount committed	Committed Projects
Recreation Enhancement	62081	Woodhill Farm, Spring Street, Ramsbottom, Bury, BL0 0DS	£46,808.64	£46,808.64	£46,808.64	<ul style="list-style-type: none"> • Improvements to infrastructure and to accessibility at Nuttall Park (Phase 1); and • Improvements to the appearance of the Town Centre open space at Factory Street garden including tree works and clearance (Phase 1); and • Improvements to Irwell Sculpture Trail (section between Ramsbottom and Stubbins) and surrounding public footpaths to offer improved access on and to the Irwell Sculpture Trail including drainage, surfacing and signage; and • Improvements to infrastructure at Kay Brow Lodge and Garden; and • Improvements to landscaping and environmental quality including tree works and creation of habitats at Bolton Road West Playing Fields.
Recreation Enhancement	69079	Land off Parkinson Street, Bury, BL9 6NY	£239,750.12	£236,528.36	£236,528.36	<ul style="list-style-type: none"> • Provision of the replacement facilities
Recreation Enhancement	65415	Victoria Mill, High Street, Walshaw, Bury, BL8 3AG	£23,429.00	£23,429.25	£23,429.25	<ol style="list-style-type: none"> 1. Improvements to the play area at Town Meadow Park, Tottington (Phase 1) (£11,562) 2. Refurbishment of the tennis courts at Town Meadow Park, Tottington (Phase 1)

Type of Contribution	Planning Reference	Location	Starting balance	Balance at 31/03/2025	Amount committed	Committed Projects
						(£6,086.25) 3. Improvements to the infrastructure at lodges in Kirklees Valley (Phase 1) (£5,781)
Recreation Enhancement	69680	Land off Nuttall Lane, Ramsbottom, Bury, BL0 9LD	£33,000.00	£33,000.00	£33,000.00	Biodiversity improvements at the Ocean Chemicals site
Recreation Enhancement	69233	Site of the former Riverside High School, School Street, Radcliffe, M26 3BW	£246,319.40	£207,515.15	£207,515.15	<ul style="list-style-type: none"> • canal improvements in the adjacent area; • improvements to Cams Lane Athletics Track; • Abden Street Play Area equipment and infrastructure; • Radcliffe Skate Park improvements; • Radcliffe Cemetery improvements; • Close Park football facility improvements; • Radcliffe town Centre Pocket Park improvements; and • Outwood football facility improvements.
Recreation Enhancement	69233	Site of the former Riverside High School, School Street, Radcliffe, M26 3BW	£23,200.00	£23,200.00	£23,200.00	<ul style="list-style-type: none"> • £23,200 Biodiversity Mitigation Contribution for improvements to biodiversity at Walker's Field, Chesham

Type of Contribution	Planning Reference	Location	Starting balance	Balance at 31/03/2025	Amount committed	Committed Projects
Recreation Enhancement	69413	Land off Poppythorn Lane, Heys Road, Prestwich, M25 1JY	£24,991.20	£24,991.20	£24,991.20	<ul style="list-style-type: none"> • Improvements at Grimshaws Playing Field; • Environmental enhancements at Gardner Mount; • Improvements at St Mary's Flower Park; • Woodland and access management at Prestwich Clough.
Recreation Enhancement	59715/65133	Redisher Works Holcombe Old Road application	£67,187.42	£67,187.42	£67,187.42	<ul style="list-style-type: none"> • Improvements to public right of way and footpath at Redisher Woods; • Improvements to steps and infrastructure at Pot Green Woodland; and • Improvements to infrastructure at Bolton Road West Playing Fields.
Recreation Enhancement	68055	Springside Road Bury application	£79,005.73	£79,005.73	£79,005.73	<ul style="list-style-type: none"> • Improvements to infrastructure, play equipment and access at Hartley Gardens; • Work to support the Burrs Country Park Strategy, including access, entrances and links to the wider footpath network in the surrounding area, infrastructure improvements and tree planting; • Kirklees Trail Infrastructure; and • Additional equipment at Woodhill Road.

Type of Contribution	Planning Reference	Location	Starting balance	Balance at 31/03/2025	Amount committed	Committed Projects
Recreation Maintenance	Recreation Maintenance General Pot		N/A	£2,210.50	£2,210.50	As referenced in paragraph 8.1, the Community Infrastructure Levy (CIL) Regulations introduced in April 2015 placed restrictions on the pooling of S106 contributions. Following this change, Local Authorities were no longer permitted to fund specific projects or type of infrastructure by combining contributions from separate S106 agreements. This particular funding pot is a legacy arrangement, comprising older contributions that were pooled for general recreation works prior to the implementation of the CIL pooling restrictions. It also includes non-S106 balances such as external funding and accrued interest. The pot has been allocated to several projects, and work is ongoing to ensure the funds are spent and the pot is closed.
Recreation Maintenance	33281	LAND OFF CEMETERY ROAD RADCLIFFE	£19,947.25	£1,602.00	£1,602.00	<ul style="list-style-type: none"> Maintenance of buffer strip (strip of land to rear of Sycamore Drive, Radcliffe)
Recreation Maintenance	31014, 32656	ALBERT ROAD WHITEFIELD	£4,000.00	£4,000.00	£4,000.00	Maintenance of land.
Recreation Maintenance	37883/01	OAKDENE SPORTS CAR CENTRE	£11,238.48	£6,630.69	£6,630.69	To be spent on enhancement improvement or modification of Public Open Space within 1 mile of the site (New Century Apartments, Stubbins Lane, Ramsbottom) and to any

Type of Contribution	Planning Reference	Location	Starting balance	Balance at 31/03/2025	Amount committed	Committed Projects
		STUBBINS LANE RAMSBOTTOM				future maintenance of the public open spaces once the works of enhancement improvement or modification have been completed. In the event they cannot be spent within 1 mile, can be spent on enhancement of any public open space in the Borough.
Recreation Maintenance	36520	LAND AT RADCLIFFE PAPER MILL JOHNSON STREET RADCLIFFE	£39,697.00	£34,590.90	£34,590.90	<ul style="list-style-type: none"> Maintenance of on site open spaces and watercourse.
Recreation Maintenance	36632/40345	LAND OFF GIGG LANE BURY	£40,000.00	£32,683.00	£32,683.00	<ul style="list-style-type: none"> Maintenance of land at Gigg Lane (opposite 220-224 Gigg Lane)
Recreation Maintenance	38980	FORMER KIRKLEES INDUSTRIAL ESTATE OFF GARSIDE HEY ROAD TOTTINGTON	£30,000	£9,532.59	£9,532.59	<ul style="list-style-type: none"> Open space maintenance in Kirklees Valley
Recreation – Strategic Planning projects	49667	OLIVES PAPER MILL, TOTTINGTON ROAD, BURY, BL8 1SL	£25,000.00	£25,000.00	£25,000.00	<ul style="list-style-type: none"> The Brook Link - carrying out appropriate works on the pedestrian and cycle link to be provided as shown on the plan attached to the S106.
Recreation – Strategic	58233	Land off Salisbury Road,	£70,000.00	£70,000.00	£70,000.00	<ul style="list-style-type: none"> The provision of the Moss Shaw section of the Bolton Bury railway

Type of Contribution	Planning Reference	Location	Starting balance	Balance at 31/03/2025	Amount committed	Committed Projects
Planning projects		Radcliffe, M26 4WG				path Improvements to the Bolton Road Park Infrastructure
Roch Valley Greenway maintenance fund & repair and maintenance of goyt	36632 / 40345	LAND OFF GIGG LANE BURY	£130,823.00	£140,524.92	£140,524.92	N.B. Includes £9,701.92 interest <ul style="list-style-type: none"> • Open space maintenance (land transferred 2016) • Greenway maintenance • Artwork maintenance • Maintenance of the Goit
Local Nature Reserves	41515	LAND AT RADCLIFFE PAPER MILL JOHNSON STREET RADCLIFFE	£77,732.75	£26,876.75	£26,876.75	SBI improvement - LNR projects / implementation of ERAP management plan in lieu of developer completing the work
Local Nature Reserves	42722 / 49667	OLIVES PAPER MILL TOTTINGTON ROAD BURY	£140,000.00	£38,180.64	£38,180.64	Public open space contribution for transferred land LNR projects, ongoing maintenance of land
Recreation TOTAL	-	-	-	£1,910,055.58	£1,910,055.58	-
Affordable housing	43762, 46423	Chapelfield Mill, Stand Lane, Radcliffe	£261,493.75	£107,500.00	£24,000.00	Career Graded Housing Post
Affordable housing	49667, 54802	Olives Paper Mill, Tottington	£301,996.25	£45,500.00	£45,500.00	Career Graded Housing Post

Type of Contribution	Planning Reference	Location	Starting balance	Balance at 31/03/2025	Amount committed	Committed Projects
		Road, Bury, BL8 1SL				
Affordable housing	43101	Former Parkside Hostel, Stanley Road, Whitefield, M25 6QX	£174,375	£149,375.00	£113,500.00	Career Graded Housing Post
Affordable housing	54148, 57016, 57019, 57024	Land at James Street / Johnson Street, Radcliffe	£18,750.00	£13,092.00	£13,092.00	Empty Properties
Affordable housing	55312	Former Elton Cop Dyeworks, Walshaw Road, Bury, BL8 1NG	£462,541.77	£102,074.24	£42,074.24	Empty Properties
Affordable housing	-	Swarbrick Drive / Venwood Road, Prestwich	£20,133.00	£20,133.00	£20,133.00	Empty Properties
Affordable housing	53231, 57085, 60201	Former Holcombe Brook Tennis Club, Longsight Road Ramsbottom	£349,561.00	£349,561.00	£346,000.00	Empty Properties
Affordable housing	42383	Former Cussons Site, Alfred Street, Bury	£56,410.00	£56,410.00	£56,410.00	Empty Properties
Affordable housing	58918	Land adjacent to 15 Prestfield	£106,310.38	£121,198.04	£100,000.00	<ul style="list-style-type: none"> • Empty Properties • Transport Officer

Type of Contribution	Planning Reference	Location	Starting balance	Balance at 31/03/2025	Amount committed	Committed Projects
		Road, Whitefield, Manchester, M45 6BD				<ul style="list-style-type: none"> Career Graded Housing Post
Affordable housing	57255	Land off Radcliffe Road/Inglewhite Close, Bury, BL9 9JT (Warthfield)	£100,417.26	£100,417.26	£100,417.26	Career Graded Housing Post
Affordable housing	58233	Land off Salisbury Road, Radcliffe, M26 4WG	£300,000.00	£300,000.00	£107,372.16	Career Graded Housing Post
Affordable housing	45423	Site of former mill, Water Street, Radcliffe	£14,250.00	£14,250.00	£0.00	-
Affordable housing	60717, 61714	Geoffrey Street, Bury	£32,000.00	£32,000.00	£0.00	-
Affordable housing	58655	Land off Valley Park Road, Prestwich	£94,625.00	£94,625.00	£0.00	-
Affordable housing	44581, 50779, 54514	Woodhill Mill, Bury Boot and Shoe Co, Brandlesholme Road, Bury, BL1 1BG	£40,000.00	£40,000.00	£0.00	-

Type of Contribution	Planning Reference	Location	Starting balance	Balance at 31/03/2025	Amount committed	Committed Projects
Affordable housing	68468	York Street, Radcliffe	£0.00	£177,299.00	£0.00	-
Affordable Housing TOTAL	-	-	-	£1,723,434.54	£968,498.66	-
Employment	51143	LAND AT FORMER ALLEN'S GREEN, SCHOOL STREET, RADCLIFFE,	£101,400.00	£67,883.52	£61,833.52	ELR, Bradley Fold
Employment	55312	Former Elton Cop Dye Works, Walshaw Road, Bury, BL8 1NG	£288,600.00	£288,600.00	£288,600.00	ELR, Transport Planner, Major Projects Manager (Employment)
Employment	55683	Former Roach Packing Case Co Ltd, Scobell Street, Tottington, Bury, BL8 3DR	£65,000.00	£65,000.00	£65,000.00	Major Projects Manager (Employment), Northern Gateway
Employment	56860, 59224	The Hollins, Haweswater Crescent, Bury, BL9 8LT	£28,150.01	£28,150.01	£28,150.01	Northern Gateway
Employment	59005	Land off Factory Street,	£50,000.00	£50,000.00	£50,000.00	Northern Gateway

Type of Contribution	Planning Reference	Location	Starting balance	Balance at 31/03/2025	Amount committed	Committed Projects
		Ramsbottom, Bury, BL0 9BT				
Employment	61117	Bleaklow Mill, Bolton Road, Tottington, Bury, BL8 4LL	£10,000.00	£10,000.00	£10,000.00	Northern Gateway
Employment	63533	Bevis Green Works, Mill Road, Bury, BL9 6RE	£78,000.00	£78,000.00	£78,000.00	Northern Gateway
Employment TOTAL	-	-	-	£581,583.53	£581,583.53	-
Highways	42914	SITE AT JUNCTION OF STANLEY ROAD/BURY NEW ROAD WHITEFIELD	£55,000.00	£60,446.85	£60,446.85	<ul style="list-style-type: none"> • Traffic calming • Parking contribution. • (includes interest)
Highways	42914	SITE AT JUNCTION OF STANLEY ROAD/BURY NEW ROAD WHITEFIELD	£5,000	£5,177.39	£5,177.39	<ul style="list-style-type: none"> • Monitoring of Traffic • (includes interest)
Highways	58587	Land off Lowes Road, Bury, BL9 6QS	10,000.00	£10,000.00	£10,000.00	Bridleway contribution for improvements to existing Bridleway Number 37

Type of Contribution	Planning Reference	Location	Starting balance	Balance at 31/03/2025	Amount committed	Committed Projects
Highways	61103	Site of The Brandlesholme, 402 Brandlesholme Road, Bury, BL8 1HP	5,000.00	£5,000.00	£5,000.00	Improvements to Footpath Number 159 between Burrs Close and Burrs Country Park, including drainage, surfacing and signage
Highways	61103	Site of The Brandlesholme, 402 Brandlesholme Road, Bury, BL8 1HP	5,000.00	£5,000.00	£5,000.00	Improvements to the Irwell Sculpture Trail, from the weir to the River Irwel to the north of Burrs Country Park through to the railway line at Springside Farm. To include drainage and surfacing to improve access to Burrs
Highways	60998/62243	Park 66, Pilsworth Road, Bury, BL9 8RS	£229,413.37	£229,413.37	£229,413.37	Additional lane at the slip road to Jn 3 of the M66
Highways	63185	Land at Chamberhall, Magdalene Road, Bury, BL9 0ES	£95,000	£13,201.65	£13,201.65	Remainder of £95,000 contribution for measures to mitigate the impact of the development on the local highway network comprising CCTV, SCOOT revalidation, extra SCOOT loops and amendment of signal staging at the Harvard Road Signals.
Highways	68530	Land at the junction of Hollins Brook Way and Pilsworth Road, Bury, BL9 8RR	£101,502.15	£101,502.15	£101,502.15	Highway improvements in the vicinity of the site

Type of Contribution	Planning Reference	Location	Starting balance	Balance at 31/03/2025	Amount committed	Committed Projects
Highways	69079	Land off Parkinson Street, Bury, BL9 6NY	£50,000.00	£50,000.00	£50,000.00	Upgrade of pelican crossing on Walmersley Road north of Sunny Avenue to a puffin crossing
Highways	66978	Former Peel Health Centre, Market Street / Angouleme Way, Bury, BL9 0EQ	40,000.00	£40,000.00	£40,000.00	Toucan crossing in the vicinity of Market Street / Trinity Way
Highways	68055	Land at Springside Road, Bury	£13,650.00	£13,650.00	£13,650.00	For the survey and design of highway mitigation works for the Springside Road/Walmersley Road/Walmersley Old Road junction.
Highways	68368	Land at York Street/Bury Road, Radcliffe	30,000.00	£30,000.00	£30,000.00	MOVA at the junctions of Manchester Road/Dumers Land and Dumers Lane/York Street;
Highways	63324	Land at Mountheath Industrial Estate, George Street, Prestwich	7,000.00	£7,000.00	£7,000.00	Improvements to the Public Rights of Way footpaths 9,10 and 49 on land at Prestwich Golf Course to improve access;
Highways	63324	Land at Mountheath Industrial Estate, George	3,000.00	£3,000.00	£3,000.00	Improvements to Public Footpath No 1 Prestwich from the service area to the rear of Chapel Walk to the boundary with Salford at Moor Lane to include drainage and surface improvements and to introduce

Type of Contribution	Planning Reference	Location	Starting balance	Balance at 31/03/2025	Amount committed	Committed Projects
		Street, Prestwich				structures/furniture to aid access as part of the Prestwich public rights of way network and links into Salford.
Highways	66389	Former site of Andrew Textile Industries Ltd, Walshaw Road	20,000.00	£20,000.00	£20,000.00	Improvements to the public footpath network within 2km of Former Andrews Textile Mill to improve access
Highways	62237	Prestwich Golf Club, Hilton Lane, Prestwic	3,107.30	£3,107.30	£3,107.30	Improvements to the PROW footpaths 9,10 and 49 on land at Prestwich Gold Course outside the application site to improve access.
Highways TOTAL	-	-	-	£596,498.71	£596,498.71	-
General Public Art pot (incl interest and other)	-	-	-	£10,404.69		-
Public art	45007	Site of 229-257 BURY ROAD, Radcliffe (Oakwood Grove, Radcliffe, M26 2YL)	£30,000	£17,500.00	£17,500.00	Happy Festival
Public art	51576 / 52304	PILOT MILL, ALFRED STREET, BURY, BL9 7EJ	£28,900.00	£1,493.77	£1,493.77	Burrs - Auke de Vries

Type of Contribution	Planning Reference	Location	Starting balance	Balance at 31/03/2025	Amount committed	Committed Projects
		Greenbrook Mill, Greenbrook Street, Bury, BL9 6EH				
Public art	52416	Fragrance Oils International Ltd, Eton Hill Road, Radcliffe, Manchester, M26 2FR	£4,500.00	£4,000.00	£4,000.00	Sound Art
Public art TOTAL	-	-	-	£33,398.46	£22,993.77	-

Appendix B – Schemes Provided via S106 Contributions between 1 April 2024 to 31 March 2025

Type of Contribution	Planning Application Reference	Scheme Provided/Location	Money Spent 1 st April 2024-31 st March 2025
Employment Contribution	App 51143 Allens Green	Atom Valley Project Director	£ 6,050.00
Highways Contribution	App 58587 Lowes Road	Contribution towards the funding of a traffic calming scheme in the locality of the Land and towards the funding of a 20mph zone on the roads that form the access to the Land required as a direct result of the Development.	£ 25,000.00
Highways Contribution	App 63185 Chamberhall Business Park	Measures to mitigate the impact of the Development on the local highway network comprising CCTV, split cycle offset optimisations technique (SCOOT) revalidation, extra SCOOT loops and amendment of signal staging at the Harvard Road signals.	£ 31,150.50
Recreation Enhancement	App 58810 Bellway Homes Development at Spen Moor	Imp to the Public footpath at Elton Reservoir Phase 1	£ 7,978.56
Recreation Enhancement	App 43762 Chapelfield Mill, Stand Lane, Radcliffe (Stonemere Drive) & App 54148, 57016, 57019, 57024 Land at James Street / Johnson Street, Radcliffe (Woodland Chase / Rayleigh Close)	SBI C15 Reservoirs at Chapefield /Chapelfield Local Nature Reserve	£ 20,653.90

Type of Contribution	Planning Application Reference	Scheme Provided/Location	Money Spent 1 st April 2024-31 st March 2025
Recreation Enhancement	App 59869/61238 JLT House Brook Street Radcliffe	Springwater Park & Sailors Brow access Improvements - phase 1	£ 39.00
Recreation Enhancement	App 59600 Radcliffe Civic Centre	New provision of land fronting Coney Green High School	£ 14,999.47
Recreation Enhancement	App 59884/62127 Bellway Homes Development at Mountheath George Street Prestwich	Improvements to play equipment, furniture, infrastructure and landscaping at St Marys Park - Phase 1	£ 75,680.28
Recreation Enhancement	App 66389 Former Andrews Textile	Burrs Country Park – Infrastructure, access and river improvements to benefit people and wildlife and to support the Burrs Strategy	£ 66,000.00
Recreation Enhancement	App 66389 Former Andrews Textile	Kirklees Valley Local Nature Reserve – significant environmental improvements to the site which will benefit people and wildlife, including enhancing the aquatic/wetland areas and improvements to infrastructure	£ 2,895.50
Recreation Enhancement	App 62546 Land at 436 Walmersley Road, Bury	Improvements to Limefield Park	£ 987.00
Recreation Enhancement	App 66389 Former Andrews Textile	Burrs Improvements Supporting Volunteers Phase 11	£ 7,073.96
Recreation Enhancement	App 69233 Site former Riverside High School	Radcliffe Skate Park Improvements	£ 6,200.00

Type of Contribution	Planning Application Reference	Scheme Provided/Location	Money Spent 1 st April 2024-31 st March 2025
Recreation Enhancement	App 69233 Site former Riverside High School	Radcliffe Cemetery Improvements	£ 32,604.25
Recreation Maintenance	App 38980 Kirklees Bleachworks (Kingsbury Close)	Kirklees Valley Maintenance	£ 591.10
Recreation Maintenance	App 36520 Radcliffe Paper Mill	Radcliffe Paper Mill POS Maintenance	£ 5,146.10
Affordable Housing	App 55312 Former Elton Cop Dye Works, App 54148 Land at James Street / Johnson Street, App 51143/52332 Land at Former Allen's Green, School Street	Empty Properties	£ 615,002.28
TOTAL SPEND			£ 918,051.90

**The Community Infrastructure Levy Regulations imposed new regulations on s106 contributions which came into effect from 6 April 2015.

Appendix C – Contributions received 1 April 2024 to 31 March 2025

Application	Site	Description	Obligation complied with
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.	Further £14,887.66 affordable housing contribution recovered through liquidators 17/06/2024.
68368	Land at York Street/Bury Road, Radcliffe, Manchester, M26 2GL	211 dwellings, together with associated car parking, landscaping, public open space, drainage, the laying out of roads and footways and other associated works including engineering operations to create flood defences and the development platform	£177,299 affordable housing contribution received. £30,000 highways contribution received.
59715, 65133	Redisher Works, Holcombe Old Road	Demolition of existing buildings and erection of 23 no. Dwellings including works to culverted watercourse	£67,187.42 recreation contribution received 08/11/2024.
68055	Land at Springside Road, Bury	Residential development comprising of 41 no. dwellings with associated access, landscaping and ancillary works	50% of the required recreation contribution (£58,005.73), highways contribution (£13,650) and biodiversity mitigation contribution (£21,000) received on 18/11/24.
55312	Former Elton Cop Dye Works, Scholars View, 209 Walshaw Road	Residential development comprising of 111 dwellings, access and associated works	£60,000 payment in lieu of affordable housing resale requirements.

Application	Site	Description	Obligation complied with
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 received. ¹⁰
TOTAL INCOME (24/25)	-	-	£ 442,029.81

¹⁰ This was paid in 2019 however was not recorded in the 2019/20 Infrastructure Funding Statement so has been included for records however is not included in the total for 24/25

Appendix D – Outstanding obligations

Part 1: S106 obligations where triggers have been reached 24/25

Application	Site	Description	Outstanding Obligations	Action
50058 50948	Former Albert Inn, Ribble Drive, Whitefield	Erection of 6 retail units with 15 flats above, associated access, parking, servicing and landscaping.	On-site affordable housing – 3 dwellings.	Development completed but sold to one owner so recreation payment has not been triggered. Legal action is on-going
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.	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. £6,310.38 recovered from liquidation 13/01/2023, further £14,887.66 recovered 17/06/2024. Liquidation nearing completion, therefore opportunity for any further recovery is limited.

Application	Site	Description	Outstanding Obligations	Action
59715 66115 65133	Redisher Works, Holcombe Old Road	Demolition of existing buildings and erection of 22 no. Dwellings including works to culverted watercourse. 65133 brought up the total number of dwellings on the whole scheme from 22 to 23 homes.	£64,261.88 recreation contribution payable in instalments. 65133 requires an additional recreation contribution of £2,925.54 due on Commencement. Projects: Improvements to public right of way and footpath at Redisher Woods (phase 1)); Improvements to steps and infrastructure at Pot Green Woodland (phase 1); Improvements to infrastructure at Bolton Road West Playing Fields (phase 1)	Amended s106 in January 2021 for application 65133. Site under construction as of April 2021. Non-compliance letter sent. Received 08/11/2024.
63376	The Old School, 1 Walker Street, Radcliffe, M26 1FH	Conversion of antiques centre/dwelling to 13 no. residential apartments	1 affordable housing unit. £18,734.40 recreation contribution due prior to or upon commencement. Project: Refurbishment of equipment and surfacing at the play area in Hollinhurst Playing Fields.	Under Construction. Recreation contribution due. Non-compliance letter sent. Legal action is on-going.

Application	Site	Description	Outstanding Obligations	Action
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.	<p>£66,373.12 recreation contribution due in instalments: £33,186.56 due prior to or upon occupation of the 10th unit. £33,186.56 due prior to or upon occupation of the 20th unit.</p> <p>£20,000 employment contribution due in instalments: £10,000 due prior to or upon occupation of the 10th unit. £10,000 due prior to or upon occupation of the 20th unit.</p>	<p>£8,881.72 street lighting contribution to be used towards the installation of three street lights on Bolton Road, Hawkshaw (paid 10/03/2020)</p> <p>First instalment of recreation contribution paid 22/04/2022.</p> <p>£10,000.00 employment contribution paid 22/04/2022.</p> <p>Legal action is complete and a further £12,000 paid 22/04/2025.</p>

68055	Land at Springside Road, Bury	Residential development comprising of 41 no. dwellings with associated access, landscaping and ancillary works	<ul style="list-style-type: none"> • £116,011.46 recreation contribution for <ul style="list-style-type: none"> ○ Improvements to infrastructure, play equipment and access at Hartley Gardens; ○ Work to support the Burrs Country Park Strategy, including access, entrances and links to the wider footpath network in the surrounding area, infrastructure improvements and tree planting; ○ Kirklees Trail Infrastructure; and ○ Additional equipment at Woodhill Road Play Area • 10 on-site affordable houses • £42,000 Biodiversity Mitigation Contribution for Walkers Field in the following instalments: <ul style="list-style-type: none"> ○ 50% prior to or upon the Commencement of Development; and the remaining ○ 50% prior to Occupation of the 20th Dwelling. 	<p>50% due upon commencement. Development commenced.</p> <p>Received 18/11/2024</p>
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Application	Site	Description	Outstanding Obligations	Action
			£27,300 contribution for the survey and design of highway mitigation works for the Springside Road/Walmersley Road/Walmersley Old Road junction.	

Part 2: S106 obligations not yet triggered 24/25

Application	Site	Description	Requirements	Current Status
50058 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 rd 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.
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	£30,120.06 recreation contribution payable in instalments. 1 st instalment of £15,060.03 due upon commencement; 2 nd instalment of £15,060.03 due on occupation of the 10 th unit. Project: Improvement to the Bradley Fold Play Area (Phase 1).	Under construction. £15,060.03 recreation contribution paid 12/4/16. 2 nd instalment not yet triggered.

Application	Site	Description	Requirements	Current Status
56744 63361 65847	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 7435m ²	On site recreation provision. 15 affordable housing units on site plus overage clause. Employment development or ELDF contribution.	Material start made but obligations not yet triggered. Permission remains extant Revised application 68368 approved in August 2023.
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 requirement has not been triggered.

Application	Site	Description	Requirements	Current Status
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.	<p>1 affordable housing unit.</p> <p>£23,429.25 recreation contribution due prior to or on commencement of the development.</p> <p>Projects: 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)</p>	Pub demolished. Development not commenced however material start made in April 2022.
61217	Ainsworth Mill, Bury New Road, Radcliffe	HYBRID APPLICATION – FULL APP – COU of Phase 1 land (B2/B8) to Place of Worship (D1) 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.	Phase 1 in progress.

Application	Site	Description	Requirements	Current Status
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. £354,425.84 recreation contribution due prior to or upon commencement.	Under construction. Recreation contribution received 04/08/2021. Ongoing affordable housing obligation.
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; On-site recreation land to be completed and thereafter maintained; £156,000 employment contribution, half payable upon commencement and half upon occupation of 50% of the dwellings.	Under Construction. First instalment of employment contribution received in April 2022.
64640	Land at Brandlesholme Road	Residential development comprising of 52 no. dwellings, associated means of access and landscaping	On-site recreation; 4 self build plots, 12 affordable units	Not commenced. Material start made in 2024.
65327	Land at George Street, Prestwich, Manchester, M25 9WS	Erection of a synagogue (Class D2) and offices (B1) together with associated vehicular access and car parking.	A car park monitoring contribution of £7,500 and a parking scheme contribution of £12,500 are due upon commencement.	Not commenced. Permission expired 15/09/23

Application	Site	Description	Requirements	Current Status
65664	Old Hall, Lower Chesham	Residential development for 3 no. dwellings with associated access, car parking and landscaping works to allow cross-funding renovation and repair of Lower Chesham Hall	The development be carried out in strict accordance with a Phased Link Development Management Programme to secure renovation and repair works to the Listed Building. Listed Building Consent must be granted and a Phased Link Development Management Programme must be approved before the commencement of development.	Not commenced.
65525	Topping Mill, Topping Street, Bury, BL9 6DR	Change of use of former industrial premises (Class B2) into 15 no. residential apartments (Class C3)	£23,429.25 recreation contribution	Not commenced.
66090	Woolfield House, Wash Lane, Bury, BL9 6BJ	Change of use into 9no. one bed apartments and 2no. two bed apartments	The Agreement requires an affordable housing contribution payable prior to or upon occupation of the sixth unit. The contribution will be 20% of the open market value of Unit 11 to be evidenced by a RICS valuation.	Complete as of February 2024. Trigger not reached.
67109	Land off Kirkman Street, Bury (Land east of the Bungalow, 2 Kirkman Street. Bury BL9 8DX)	Proposed new residential development for 9 no. dwellings with associated infrastructure	An Ecological Contribution of £6,000. The provision of a Residents Parking Area prior to any works commencing - other than works to level the site. A maintenance plan for the area is required for approval prior to commencement.	Not commenced.

66947	Land to east of M66 motorway, connecting Rochdale Road, Edenfield to Woodgate Hill WTW Compound, Bury	Proposed works for and use of replacement section of aqueduct, including earthworks and ancillary infrastructure including: new valve house buildings and kiosk with permanent vehicular access provision; tunnel shafts and temporary construction compound.	<ul style="list-style-type: none"> • No above ground development shall commence unless and until a) an updated BIA has been submitted to and agreed in writing by the council and b) where the updated BIA shows a biodiversity loss, a BNG offsetting scheme has also been submitted to and agreed in writing by the council. • Pedestrian footway and refuge: prior to commencement of the relevant phase, the developer shall submit details of the arrangement for construction, management and maintenance of the pedestrian footway and the pedestrian refuge for approval by the council together with a timetable for its construction and subsequent removal. • Temporary car park: prior to implementation of the castle hill road waiting restrictions the developer shall either submit details demonstrating that the car parking arrangements would not be adversely affected by the castle hill road waiting restrictions or submit details of a temporary car park strategy. 	Not commenced.
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Application	Site	Description	Requirements	Current Status
			Abnormal wear and tear of highway: development cannot commence until and unless a scheme setting out adequate provision for the monitoring and repair of abnormal wear and tear caused as a result of the development.	
68368	Land at York Street/Bury Road, Radcliffe, Manchester, M26 2GL	211 dwellings, together with associated car parking, landscaping, public open space, drainage, the laying out of roads and footways and other associated works including engineering operations to create flood defences and the development platform	<ul style="list-style-type: none"> On-site Recreation Land to be completed prior to first occupation of any of the dwellings. An Affordable Housing Contribution of £177,299 to be paid by the Owners prior to first occupation of any of the dwellings. A MOVA Contribution of £30,000 to be paid by the Owners prior to first occupation of any of the dwellings for the provision of MOVA at the junctions of Manchester Road/Dumers Land and Dumers Lane/York Street 	<p>Under construction.</p> <p>£177,299 affordable housing contribution and £30,000 highways contribution received 12/11/2024.</p> <p>Ongoing recreation obligation.</p>
68815	Land adjacent to 62 Springside Road, Bury, BL9 5JQ	Outline application for 12 no. dwellings including means of access (all other matters reserved for appearance, layout, scale and landscaping)	<ul style="list-style-type: none"> The Agreement prohibits the Owners from commencing development unless and until they have entered into a Section 38 Agreement highway adoption agreement with the Highways Authority. 	Not commenced.

Application	Site	Description	Requirements	Current Status
69572	137 The Rock, Bury, BL9 0ND	Part demolition, conversion and extension of existing building to provide 10 no. supported living units; Construction of detached building to rear containing a further 3 no. supported living units	<p>Recreation Contribution of £20,305.35 to the Council prior to the Commencement of the Development for:</p> <ul style="list-style-type: none"> • Kay Gardens - refurbishment • Woodbank Woods – wetland thinning works, removal of flytipping, footpaths <p>Chamberhall/Kirklees Trail - improved access to the river, including removal of invasive species (working with Little Britain Anglers)</p>	Not commenced.

Application	Site	Description	Requirements	Current Status
69079	Land off Parkinson Street, Bury, BL9 6NY	Demolition of existing buildings and erection of 84no. dwellings with associated parking and landscaping; formation of a car park in association with the existing recreation field	<ul style="list-style-type: none"> • £239,750.12 contribution towards open space, sport and recreation provision projects, one of which is the provision of the replacement facilities granted permission under reference 69333. Council to replace the facility within 6 months of the receipt of the recreation contribution or commencement (whichever is later). • 21 on-site affordable housing units. • £50,000 contribution for the upgrade of the pelican crossing on Walmersley Road north of Sunny Avenue to a puffin crossing prior to commencement. 	<p>Development commenced.</p> <p>Recreation and Pelican crossing contribution received 5 December 2023.</p> <p>Replacement facility provided.</p> <p>Ongoing affordable housing obligation.</p>

Application	Site	Description	Requirements	Current Status
67625	121-131 Bell Lane, Bury, BL9 6BB	Demolition of existing building and erection of 24 no. apartments and 1 no. retail unit with 23 no. car parking	<ul style="list-style-type: none"> £37,486.60 recreation contribution due upon commencement for: <ul style="list-style-type: none"> De culverting and re-naturalising watercourses in Chesham Woods and Clarence Lido improvements to support participation by junior anglers Gypsy Brook infrastructure improvements Broad Oak Lane Ballzone/Play facility refresh 2 on-site affordable houses 	Not commenced. Superseded by application 70955.
69086	Salisbury Conservative Club, Badger Street, Bury, BL9 6AD	Change of use from club to sweet manufacturing unit (Class E(g)(iii) Industrial processes) with extraction system	The agreement prohibits vehicles in excess of 3.5 tonnes from entering the site or delivering/picking up from the site.	Ongoing.
69535	Land at Billberry Close & Albert Road, Whitefield, M45 8BL	Erection of 7 no. bungalows with associated works	Biodiversity Mitigation Contribution of £18,840 prior to commencement of the development for works to improve and enhance biodiversity at Thatch Leach Lane Open Space.	Not commenced.

Application	Site	Description	Requirements	Current Status
69233	Site of the former Riverside High School, School Street, Radcliffe, M26 3BW	Residential development to erect 90 dwellings with associated parking and landscaping	<ul style="list-style-type: none"> • £246,319.40 Recreation Contribution for the following: <ul style="list-style-type: none"> ○ canal improvements in the adjacent area; ○ improvements to Cams Lane Athletics Track; ○ Abden Street Play Area equipment and infrastructure; ○ Radcliffe Skate Park improvements; ○ Radcliffe Cemetery improvements; ○ Close Park football facility improvements; ○ Radcliffe town Centre Pocket Park improvements; and ○ Outwood football facility improvements. • 22 affordable houses • £23,200 Biodiversity Mitigation Contribution for improvements to biodiversity at Walker's Field, Chesham 	<p>Development commenced.</p> <p>Recreation and Biodiversity Contributions received.</p> <p>Ongoing affordable housing obligation.</p>
69463	Station Works, Bury Road, Radcliffe, Manchester, M26 2UA	Development for 30 no. dwellings with associated access road, landscaping and infrastructure works	The Agreement requires 100% affordable housing provision (22 Shared Ownership Units and 8 Affordable Rent Units).	Not commenced.

Application	Site	Description	Requirements	Current Status
70218	Gateway House, Pilsworth Road, Bury, BL9 8RD	Single storey extension of existing industrial unit (Class B2/B8) including recladding of the existing building roof and external works.	The Agreement requires a Highways Contribution of £28,000 to be used towards improvement works to the highway in the vicinity of the Development. The contribution is to be paid prior to or upon the Commencement of the Development and is to be Index Linked. Any unspent monies are to be returned after ten years.	Not commenced.
64613	Land at Jubilee Works, Vale Street, Radcliffe, Bolton, BL2 6QF	Change of use of land and erection of 2.4 metre high security fencing/gates to form hard standing/storage compound and erection of 2 no. buildings/structures for awning manufacture (Class B2), infilling of existing lodge and new site lighting	The Agreement prohibits vehicles weighing more than 7.5 tonnes from entering the site along the route and requires the Developer to erect signage.	Ongoing.
69530	Walshaw Hall, Bradshaw Road, Walshaw, Tottington, Bury, BL8 3PJ	Conversion of care home (Class C2) to 16 no. residential apartments (Class C3) with associated facilities and internal and external alterations	The Agreement requires a Recreation Contribution of £24,991.20 and Two Affordable Housing Units to be provided with a 25% discount on open market value.	Not commenced.

Application	Site	Description	Requirements	Current Status
70222	Former Mondri/Holcombe Mill, Bridge Street, Ramsbottom, Bury, BL0 0BS	57 no. dwellings, the retention of a chimney and the demolition of 3 existing buildings, together with engineering operations, car park, substation, landscaping, drainage.	On-site recreation provision Completion and transfer of public car park to the Council including a commuted sum of £100,000 to the Council - to be used only for the future maintenance of the Car Park and for no other purpose.	Under construction
70805	Land off Fletcher Fold Road, Bury, BL9 9RX	Erection of 4 no. bungalows and a block of 39 no. apartments for the over 55s including communal facilities, landscaping and car parking provision	The Agreement requires 100% affordable housing provision (39 social rent and 4 shared ownership)	Not commenced.
70484	Fairways Lodge Hotel, George Street, Prestwich, Manchester, M25 9WS	Demolition of existing hotel building and erection of a block of 52 no. retirement living apartments including communal facilities, landscaping and car parking provision	The Agreement includes overage provisions for affordable housing.	Development commenced.

Application	Site	Description	Requirements	Current Status
70449	Prestwich Town Centre Regeneration	Hybrid: Full for demolition and erectin of phased mixed use development including a community hub, new market hall, and travel hub. Outline for mixed use rediential development and flexible commerical/business, and engineering works to Rectory Lane.	<ol style="list-style-type: none"> 1. £130,000 Metrolink Contribution 2. £130,000 Fairfax Road / Bury New Road Junction Contribution 3. Residents Parking Zone (RPZ) 4. Biodiversity Net Gain (BNG) 	<u>Contribution 1: £130,000 Metrolink Contribution</u> First instalment of £65,000 received in 25/26

Bury
Council