

PLANNING COMMITTEE
Schedule of Supplementary Information

22nd July 2021

**Members are advised of the enclosed information that was either
received or requested after the production of the planning applications report**

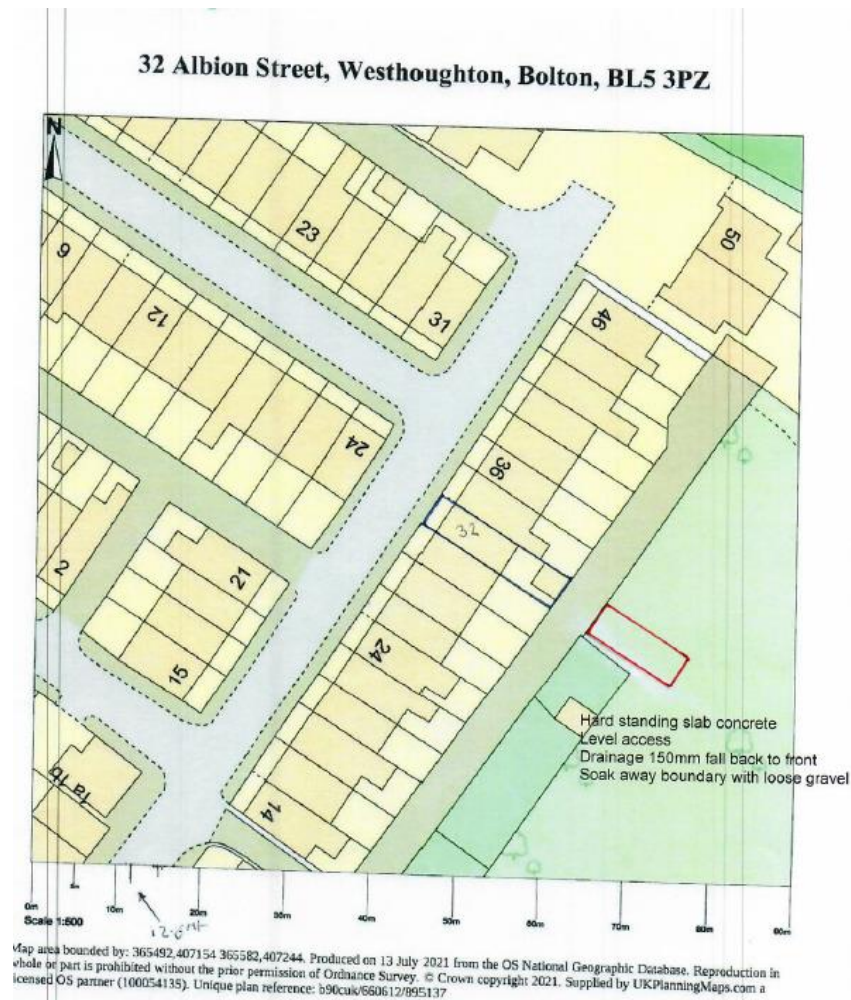
**Bolton
Council**

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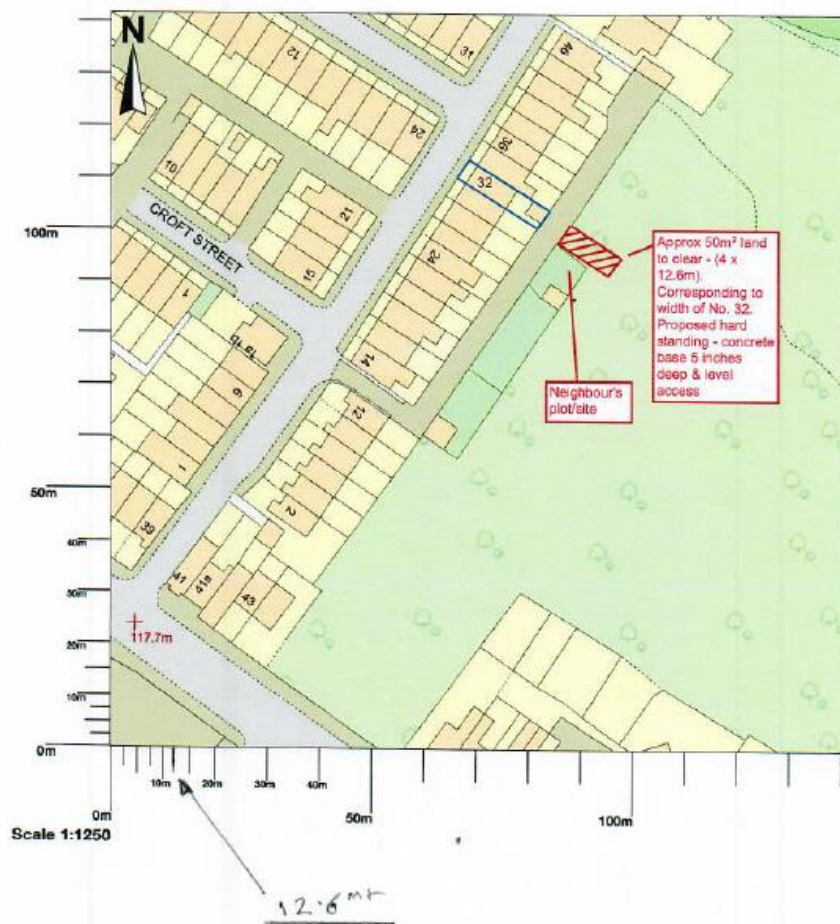
Ward Location

WEST 32 ALBION STREET, WESTHOUGHTON, BOLTON, BL5 3PZ

1. The applicant provided more accurate plans showing the area for the proposed parking in more detail and the approved plans condition have been amended accordingly. Updated plans are shown below:



32 Albion Street, Westhoughton, Bolton, BL5 3PZ



2. The applicant also clarified that the proposed area would be covered in concrete with a soakaway as shown on the updated plans, thus condition 2 requiring those details was removed.

3. Some works on site already have been undertaken, but the proposed car parking area, as shown on the proposed plans, is yet to be completed. The applicant stated that there is no Japanese Knotweed within the site and whilst this matter was going to be secured by an informative Bolton Council's Greenspaces services has now confirmed that the site was inspected last year (2020) as Japanese Knotweed had been reported on council owned land in the area. The weed was identified within vegetation along the backstreet. It is unlikely that the weed has been eradicated by the works that have been already done at the site as this would require a programme of herbicide treatment for a period of time or excavation to a depth of 3m and up to 7m from the surface infestation.

The request for a condition was to prevent un-regulated clearance of the site. This has unfortunately part of the site has been cleared with the cleared material being removed and now possibly spread to other sites, in breach of the regulations. Given that the works on site are yet to be completed, a condition would be imposed to

ensure that no further vegetation clearance is undertaken until a scheme for eradication of Japanese Knotweed is submitted to and approved in writing by the LPA. This condition states:

No vegetation clearance and/or soil stripping shall take place until a scheme for the eradication of Japanese knotweed has been submitted to and approved in writing by the Local Planning Authority. This shall include a timetable for implementation. Should there be a delay of more than one year between the approval of the scheme and its implementation or the commencement of development then a new site survey and, if necessary, further remedial measures shall be submitted for the further approval of the Local Planning Authority. The scheme shall be carried out as approved and retained thereafter.

Reason

To ensure the safe development of the site and eradication of an invasive species and to comply with policy CG1 of Bolton's Core Strategy.

The applicant has been informed of the above.