

Our Ref: 72622
Your Ref:
Date: 23 January 2026
Please ask for: Helen Leach
Direct Line: 0161 253 5322
Email: h.leach@bury.gov.uk

Sharpe
Morris Homes Limited & Homes England
Moorland
Altrincham Road
Wilmslow
SK9 5NW

Dear Sharpe

Proposal: Non-material amendment following grant of planning permission 70284 (reserved matters approval for 400 dwellings, relocation of cricket pitch and including all details required to discharge conditions from application 67597): Amendment to increase the width of the road connecting Cock Clod Street, Church Street East & Cross Lane from 5.5m to 6.5m. This in turn requires the amendment of the landscaping, SW Proposals / FFL and the internal road layout drawings listed for condition 11, 23, 25, 28, 31 & 32.

Location: Former East Lancs Paper Mill & Tower Farm, Church Street East, Cross Lane, Cock Clod Street and Brook Street, Radcliffe, M26 2PG

Non Material Minor Amendment under Section 96A(4) of the Town and Country Planning Act 1990.

This application has now been considered by this Authority and we **approve** the proposal which should now be completed in accordance with the plans and specifications and conditions in the original approved application as amended by the details submitted.

Reason for Approval

- 1 The proposed amendments would not impact adversely upon the appearance of the site or the residential amenity of the nearby properties. As such, the proposed development would not be unduly prominent in the locality. The proposed amendments would not have a detrimental impact upon ecology or highway safety and would still be in accordance with the overall principles in terms of the approved application 70284 and the Policies against which this was approved. As such, the application is a non-material amendment.

Yours sincerely

The Development Management Team