



For assistance with completing this form contact:

The Planning Service
3 Knowsley Place, Duke Street, Bury BL9 0EJ

Phone: 0161 253 5432 **Email:** development.control@bury.gov.uk

Application for Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Ainsworth Nursing Home, Knowsley Road, Ainsworth, Bolton, BL2 5PT

Applicant Details

Name/Company

Title

Mr

First name

Craig

Surname

Hamilton

Company Name

Address

Address line 1

16 The Croft

Address line 2

Euxton

Address line 3

Town/City

Chorley

County

Country

Postcode

PR7 6LH

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

First name

Simon

Surname

Plowman

Company Name

Plan:8 Town Planning Ltd

Address

Address line 1

M10 Maxron House

Address line 2

Green Lane

Address line 3

Romiley

Town/City

Stockport

County

Country

United Kingdom

Postcode

SK6 3JQ

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Erection of a dwelling and associated access, parking and landscaping, provision of landscape buffer, and change of use and refurbishment of Gate House within the curtilage of the former Ainsworth Nursing Home

Reference number

68661

Date of decision (date must be pre-application submission)

10/11/2022

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 2 approved plans
Condition 3 materials
Conditions 4 and 5 Ground Conditions
Condition 11 Drainage Strategy

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

The applicant wishes to alter the approved design and layout of the house and to have the condition varied to remove the pre-commencement parts

If you wish the existing condition to be changed, please state how you wish the condition to be varied

Condition 2:

Proposed Plans Elevations and Block Plans all by R A Fisk and Associates:

- o Front elevation: 3551:06/E
- o Proposed Rear and Gable Elevations: 3351:07/E
- o Proposed Floor Plans: 3551:08/G
- o Proposed Site Plan: 3551:09/G
- o Proposed Streetscene 3551.09

"This decision relates to drawings numbered 3551:06/E, 3351:07/E, 3551:08/G & 3551:09/G and the development shall not be carried out except in accordance with the drawings hereby approved."

Condition 3:

- o Breckland-Multi-Reserve-Brick
- o Edgemere Interlocking Slate Roof Tile _ Marley

"Only the approved materials/bricks shall be used for the construction of the development."

Condition 4 & 5:

- o Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy – LK Group - LKC251059

"The development shall be built in accordance with the recommendations in the LK Group Report LKC251059"

Condition 11:

R A Fisk Plan 3551.16 Site Plan Drainage A1

017900-08 BA,BAx, BB & NB BioDisc Installation Manual - BioDisc BA, BAX, and BB are sewage treatment plants that use a rotating biological contactor (RBC) technology to treat wastewater. These systems are designed for domestic use in homes and small businesses, removing pollutants from sewage to produce a treated effluent that can be discharged to a watercourse or soakaway system. The location is shown on R A Fisk Plan 3551.16.

- Ainsworth Nursing Home, Knowsley Road, Bolton, BL2 5PT PDE - 26.03.25 Pre-Development Enquiry for Ainsworth Nursing Home, Knowsley Road, Bolton, BL2 5PT UU Reference Number: 07195283
 - DS1146P-06 (BA-BB BAX Biodisc Gravity Sales Drawing) BA BioDisc General Assembly to be used at the site for drainage – shown on R A Fisk Plan 3551.16 Site Plan Drainage A1
 - PDE Guidance - Pre Development Enquiry Guidance -
 - UU Email dated 26 March 2025 from seweradoptions@uuplc.co.uk to robert@rafisk.co.uk REF - 07195283 - Pre-Development - The Gate House, Ainsworth Nursing Home, Bolton with Pre-Development response. "Please note that the nearest public sewer to your site is over 500m away to the south on Knowsley Road which is a 150mm combined sewer. Unfortunately we have no other suitable sewer networks in the area so suspect the current properties on the area are run on septic tanks or similar."
- "The approved drainage scheme shall be implemented prior to first occupation and thereafter maintained."

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☒ The agent
☐ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes

☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☒ Yes

☐ No

Is any of the land to which the application relates part of an Agricultural Holding?

☐ Yes

☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

Craig

Surname

Hamilton

Declaration Date

10/09/2025

☒ Declaration made

Declaration

I/We hereby apply for Removal/Variation of a condition as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Simon Plowman

Date

11/09/2025