Our Ref:	66000
Your Ref:	
Date:	20 October 2020
Please ask for:	Helen Leach
Direct Line:	0161 253 5322
Fax:	0161 253 7373
E-Mail:	h.leach@bury.gov.uk

Ms Sonja Swift
Smith and Love Planning Consultants Ltd
Rational House
32 Winckley Square
Preston
PR1 3JJ

Dear Ms Swift

Proposal:	Non-material amendment following grant of planning permission 64138 for erection of convenience store (Class A1) and petrol filling station and associated access and landscaping: Revision to the location of the fuel delivery forecourt with corresponding changes to the location of the fuel delivery system and breather pipes; Revised drainage details to marry to the fuel delivery area were submitted under discharge of condition application on 17 September 2020 for conditions 7 and 8
Location:	Former Jolly Carters, 207 Bury And Bolton Road, Radcliffe, Manchester, M26 4JY

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 64138 and the Policies against which this was approved. As such, the application is a non-material amendment.

Yours sincerely

The Development Management Team