



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 Approval of Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (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)

378324

411194

Description

The Nurseries, Leigh Lane, Bury, BL8 1RL

Applicant Details

Name/Company

Title

Mr

First name

M

Surname

Choudhry

Company Name

Address

Address line 1

c/o Agent

Address line 2

9 Woodend Drive

Address line 3

Town/City

Stalybridge

County

Cheshire

Country

Postcode

SK15 2SF

Are you an agent acting on behalf of the applicant?

☒ Yes

☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☒ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

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

Outline planning consent for demolition of existing dwelling and outbuildings and construction of replacement dwelling (all matters reserved)
(Resubmission)

Reference number

68086

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

07/04/2022

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Consent is sought for the following reserved matters:

- Access

- Appearance

- Landscaping

- Layout

- Scale

The outline application was not an environment impact assessment application.

Has the work already started?

- ☐ Yes
- ☒ No

Supporting Information

Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

22/1208/201A - Existing and proposed site plan

Please list all drawing numbers submitted with this application for approval

25/1327/101B - Location plan

25/1327/112 – Existing detached house – floor plans

25/1327/113 – Existing detached house – elevations

25/1327/201 - Proposed site plan

25/1327/212 – Detached house – floor plans

25/1327/213 – Detached house – elevations

25/1327/214 - Fencing details

25/1327/303 – Schedule of materials – replacement dwelling

1128-02 Replacement Dwelling Landscape Proposal

Arb Impact Assessment Rev B

Arb Method Statement Rev B

SCP_250331_Technical Note

TRI-4779-01-A1

TRI-4779-02-A1

TRI-4779-03-A1

TRI-4779-04-A1

TRI-4779-05-A1

TRI-4779-06-A1

Ashington-red-multi - product data sheet

Edgemere Interlocking Concrete Slates - Product brochure

Edgemere_Concrete Interlocking Tile - Data sheet

Eurologik Windows System Guide - Product brochure

Marley Alutec gutters - Product brochure - file reducer

Portchester Hood 15W - v20 - Wall Mounted Bulkhead Light - WMBL

Proctor - Cast-Stone-Brochure-June-2021 - file reducer

Rolec Wallpod EV

Tobermore-specification-sheet-hydropave-pedesta

Portchester Hood 15W - v20 - Wall Mounted Bulkhead Light - WMBL

Saxby Odyssey Wall Mounted Down Light - WMDL

Westminster 10W - v20 - External Lighting Bollard - ELB

If applicable, please state the reasons for any changes to the original drawings

Additional details provided for reserved matters.

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

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Approval of reserved matters 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

Jim Eccles

Date

04/04/2025