



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)

Description

Former East Lancs Paper Mill and Tower Farm and site of existing Millers Cricket Club, off Church Street East, Croft Lane, Cock Clod Street and Brook Street, down to the River Irwell and Baileys Goit in Radcliffe, Bury

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

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 application up to 400 residential dwellings including vehicular access (all other matters reserved) and associated works including relocation of cricket pitch, including a pavilion, provision of open space and sports facilities and demolition of existing building and structures.

Variation to conditions 2 for consistency and to allow phasing; 3 removing indicative masterplan from approved plans; 8 and 42 for consistency; 9,23,33 and 39 to amend trigger point for submitting information; 11 to allow site clearance and preparation to take place prior to commencement of development; 15,8 and 37 to amend trigger for consistency; 16,27,28 and 34 for flexibility and to amend the trigger point to when information is submitted; 17 and 30 to increase flexibility and 26 to allow for phasing, following approval of planning permission 62969

Reference number

62969/67597

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

24/03/2022

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

Reserved Matters relating to Outline Planning consent No. 62969 and S73 consent No. 67597, for the Appearance, Landscaping, Layout and Scale of 400No. 1,2,3 and 4 bedroom 2 storey mews and detached dwellings and 2 and 3 storey apartments, including all details required to discharge conditions; 9 (Acoustic Attenuation); 11 (Surface Water Drainage Proposals); 13 WSI for Archaeology; 14 (Bat Roost Assessment); 15 (Bat Survey for New Cricket Club Site); 16 (Otter Assessment); 18 (Bird Survey for New Cricket Club Site); 19 (RAMS for Badger Habitat); 20 Invasive Species Report); 21 (Water Framework Directive Assessment); 22 (No Negative Impacts on River Irwell Ecology); 23 (Landscape & Habitat Creation Details); 24 (Affordable Housing Scheme); 25 (Recreation Scheme); 27 (Phasing Plan); 28 (Internal Road Pattern Details); 29 (Scheme of Levels, Drainage & Modelling to support Approved FRA); 31 (FFL's of Dwellings); 32 (River Irwell Buffer Zone Details); 37 (Replacement Cricket Club Facilities); 39 (Highway Details); 40 (Scoot at Water Street); 41 (Parking Strategy); 44 (Travel Plan)

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.

Highway Technical Note-WYG-Sept 18; Illustrative Master Plan SP01 F-WYG- 01.10.18; Ecology Report-WYG-Sept 18; Agronomy Report-PSD-12.07.18; Crime Impact Assessment-WYG-June18; EIA Screening Opinion-WYG-21.06.18; Noise Report SP 06 A-WYG-June 18; Statement of Community Involvement-WYG-June 18; Parameters Plan-WYG-07.06.18; Phase 1 Habitat Survey-WYG-Dec' 16; Coal Mining Risk Assessment-WYG-June 17; Location Plan SP 05-WYG-18.05.18; Design & Access Statement-WYG-June 18; Transport Assessment-WYG-June 18; Travel Plan Framework-WYG-June 18; Geotechnical Environmental Desk Top Study-WYG-Dec' 16; Bird Breeding Survey-WYG-Aug' 17; Environmental Impact Assessment-WYG-08.06.18; Tree Survey Assessment-Indigo-Jan' 17; Planning Statement-WYG-June 18; Topographical Site Survey T001 A-WYG-30.11.16; Flood Risk Assessment-WYG-June 18; Bat Survey-WYG-Oct' 17; Invertebrate Survey-WYG-Sept' 17; Preliminary Phase 2 Ground Investigation Report-WYG-June 17; Heritage Statement-WYG-June 18; Air Quality Statement WYG-June18.

Please list all drawing numbers submitted with this application for approval

Please see separate Drawing and Document Schedule.

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

All drawings and documents submitted with the Reserved Matters application provide updated positions on the original drawings and documents following either/or further investigations or design development for the purposes of the Reserved Matters proposals or the Outline planning conditions.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

02731/E

Date (must be pre-application submission)

27/04/2022

Details of the pre-application advice received

Replacement cricket club facilities on the Northern boundary has detrimental impact on the listed Tower; the new cricket club facilities cannot be any bigger than the existing facilities as the new site is in the Greenbelt; the footpath link to the park would be better placed on the Northern Boundary to act as a buffer between the Tower and the new cricket club; it was agreed that the approved FRA takes president over the outline planning conditions and that Crow Tree Farm Brook is to remain culverted; a parking strategy and residents parking scheme is no longer required because the new tram parking facilities have been built since the outline consent was issued; plans to be submitted with the RM application showing highway closures and PROW diversions; affordable housing tenure to include an element of First Homes.

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

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

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

Garry Goodwin

Date

2023/11/24