

Our Ref: 69194  
Your Ref:  
Date: 18 January 2023  
Please ask for: Helen Leach  
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Mr Martin Chew  
The Ratcliffe Groves Partnership  
105 Manchester Road  
Bury  
BL9 0TD

Dear Mr Chew

Proposal: Non-material amendment following grant of planning permission (68738) for Change of use of from call centre office (Class E) to a flexible use comprising of a warehouse distribution centre (Class B2/B8) with ancillary offices; Creation of new site access/entrance with sliding security gates, service yard and vehicle/cycle parking; External alterations including new loading/delivery doors to north elevation  
Amendments to the setting out of 4 no loading dock door openings on the north elevation and lowering the height of two roller shutter door openings. Fire exit/personnel door repositioned to right hand side of dock leveller no1 and omitted fire exit door.

Location: O2, Dumers Lane, Bury, BL9 9QL

**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 highway safety and would still be in accordance with the overall principles in terms of the approved application 68738 and the Policies against which this was approved. As such, the application is a non-material amendment.

Yours sincerely

**The Development Management Team**