

Our Ref: 71547
Your Ref:
Date: 20 February 2025
Please ask for: Helen Leach
Direct Line: 0161 253 5322
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Mr Gary Dearden
PPY design Ltd
2 Helmshore Road
Holcombe Village
Bury
BL8 4PA

Dear Mr Dearden

Proposal: Non-material amendment following grant of planning permission 65542 for removal of previously approved ramp and entry to the basement below via external steps and modifications to doors and windows
Location: Brick House Farm, Griffe Lane, Bury, BL9 8QS

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 65542 and the Policies against which this was approved. As such, the application is a non-material amendment.

Yours sincerely

The Development Management Team