



CHORLTON PLANNING LTD

Town Planning & Development Consultants

APPLICATION FOR VARIATION OF CONDITIONS

**APPLICATION 58405 - DEMOLITION OF TWO STRUCTURES
AND ERECTION OF FOUR NEW DWELLINGS**

NUTT FARM, NUTT LANE, PRESTWICH, MANCHESTER, M25 2SJ

VARIATION OF CONDITIONS
PLANNING STATEMENT

Prepared by Chorlton Planning Ltd

on behalf of

Mr P McElhone

A2411

February 2026

61 Nudger Green, Dobcross, Oldham, OL3 5AW

T : 07464 505 443 E : enquiries@chorltonplanning.co.uk

Alan Chorlton MRTPI ~~Caroline Tamworth M.A.B.A (HONS) MRTPI~~

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1.0 Background

1.1 Planning permission 58405 was granted on 18th March 2015 for the demolition of two structures and the erection of four new dwellings on a site at Nutt Lane, Prestwich. The approval was subject to a number of planning conditions some of which were not fully discharged.

1.2 However, the development has been completed but with some amendments to the approved plans. This application seeks retrospective approval for the variation of three of the conditions.

1.3 A separate application for the discharge of two other conditions has already been submitted.

2.0 The Conditions

Condition 2.

This decision relates to drawings numbered –

Figure 1 site location OS plan;

Proposed site layout - M 28.02.15;

Elevations to Nutt Lane - G 02.02.2015;

Existing and proposed elevations to Nutt Lane C 02.02.2015;

House type 1 - C 02.02.2015;

House type 2 - G 08.03.2014;

House types 3 and 4 - D 20.02.2015;

Proposed site access arrangement - TPMA1270_105 Rev A;

General arrangement - LO1 P2;

Planting plan - LO P1;

Wall, fence and gate elevation - LO3 Rev A;

Access and Circulation plan;

Topographical Survey SSL:16068:200:1:1 Planning,

Design and Access Statement 30th January 2015;

Report of Bat Survey GMEU dated 25/9/2014;

Arboricultural Report Urban Green January 2015;

Preliminary Ecological Appraisal Urban Green January 2015;

Report on the Structure Healey Consulting, 15067/PMH/KLH January 2015;

Worms Eye PRA Report 27 January 2015,

and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed. Details/Samples of the (materials/bricks/roof tiles/windows) to be used in the external

Response

2.1 The approved drawing for house type 2 is shown on drawing G. 08.03.2014. copy attached. However, some alterations to the windows to the rear elevation have been made. These are indicated on the attached drawing referenced PLANNING AMENDMENTS 27.11.2017. A photograph of these is also included.

2.2 It is requested that in Condition No.2 drawing G. 08.03.2014 is replaced by drawing PLANNING AMENDMENTS 27.11.2017 which shows the window details as built.

Condition 3.

Details/Samples of the (materials/bricks/roof tiles/windows) to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.

Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 – Townscape and Built Design of Bury Unitary Development Plan.

Response

2.3 The details of roof tiles and the external wall materials submitted with the application have been complied with. Copies of the plans and photographs are attached.

2.4 It was envisaged that grey upvc should be used for the door and window frames throughout.

2.5 However, the colour of the upvc windows and door frames is different on some of the built properties.

2.6 White upvc windows have been fitted to Nos. 6 and 8 Nutt Lane but grey windows have been fitted to Nutt Hill Barn, the house to the rear of No. 8. Grey window have also been fitted to Nutt Farm which fronts onto Nutt Lane.

2.7 It is requested that the windows and doors to all four houses frontage properties are accepted as built.

Condition 10.

No development shall commence unless and until details of foul and surface water drainage aspects have been submitted to and approved by the Local Planning Authority. This must include assessment of potential SuDS options for surface water drainage with appropriate calculations to support the chosen solution.

Reason. To reduce the risk of flooding and ensure the satisfactory treatment of surface water drainage pursuant to Chapter 10 of the National Planning Policy Framework - Meeting the Challenge of Climate Change, Flooding and Coastal Change and Unitary Development Plan Policy EN5/1 - New Development and Flood Risk

Response

2.8 A drainage scheme indicating separate foul and surface water drainage systems was included within the application. This also referred to SUDS proposals.

2.9 However, subsequently Curtins, our Drainage Engineers, produced a report which proposed the drainage being dealt with in a combined surface water and foul system. I understand this was discussed and agreed with Bury Council's Drainage Engineers and this is what was installed.

2.10 I enclose copies of the drainage proposals relating to Condition No. 10 together with appropriate drawings.

2.11 Can I suggest that this matter be referred to Bury's Drainage Engineers who should have full details of what was installed. Hopefully, this can then lead to the Discharge of the Condition.

3.0 Further information

3.1 We hope that the above information is sufficient to discharge the above conditions. However, please contact me if you require any further information on any of the above or please provide advice as necessary.

Chorlton Planning Limited

February 2026