

Our Ref: 72250
Your Ref:
Date: 05 September 2025
Please ask for: Helen Leach
Direct Line: 0161 253 5322
Email: h.leach@bury.gov.uk

Mr Matthews
Eccleston Homes Ltd
101 Dalton Avenue
Birchwood Park
Birchwood Park
Warrington, Cheshire
WA3 6YF

Dear Mr Matthews

Proposal: Non-material amendment following grant of planning permission 70222 (Erection of 57 no. dwellings): Amendment to the New Haigh house type template to increase bay window in accordance with the structural engineers calculations
Location: Former Holcombe Mill, Bridge Street, Ramsbottom, Bury, BL0 0BS

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

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 70222 and the Policies against which this was approved. As such, the application is a non-material amendment.

Yours sincerely

The Development Management Team