



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 Details Reserved by Condition

Town and Country Planning Act 1990 (as amended); Planning (Listed Buildings and Conservation Areas) Act 1990 (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

21

Suffix

Property Name

Address Line 1

Church Street East

Address Line 2

Address Line 3

Town/city

Radcliffe, Manchester

Postcode

M26 2PG

Description of site location must be completed if postcode is not known:

Easting (x)

379089

Northing (y)

407379

Description

Applicant Details

Name/Company

Title

Mr

First name

Adam

Surname

Isdale

Company Name

Red Ink Property Ltd

Address

Address line 1

123 Thatch Leach Lane

Address line 2

Whitefield

Address line 3

Town/City

Bury

County

Greater Manchester

Country

United Kingdom

Postcode

M45 6FN

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of the Proposal

Please provide a description of the approved development as shown on the decision letter

Change of use of ground floor to 7 bedroom (single occupancy) House in Multiple Occupation (Sui Generis); Single storey rear extension; Alterations to include new windows and doors.

Reference number

70136

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

20/11/2023

Please state the condition number(s) to which this application relates

Condition number(s)

Condition 3 - The external finishing materials for the proposal hereby approved shall match those of the existing building.

Condition 4 - The development hereby approved shall be carried out in accordance with the mitigation measures set out in the flood risk mitigation measures in the submitted Flood Risk Assessment (Ref. AEG02958_M26_Manchester_01) by Aegaea.

Condition 5 - A landscaping scheme shall be submitted to and approved by the Local Planning Authority prior to the erection of any external walls of the development. The contents of the scheme should also include the provision of a bat box, which shall be installed prior to first occupation. The approved landscaping scheme shall thereafter be implemented not later than 12 months from the date the dwelling is first occupied or within the first available tree planting season and any trees, hedgerows or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.

Condition 6 - Notwithstanding the details indicated on the approved plans, the use hereby approved shall not be commenced unless and until full details of the reinstatement of the redundant vehicular access to the site from Cock Clod Street and formation of the two yard/entrance pedestrian accesses, incorporating the reinstatement of the redundant access to adjacent footway levels, demarcation of the limits of the (currently) unadopted highway, provision of inward opening pedestrian gates, level pedestrian accesses at the back of the footway and all associated highway remedial and accommodation works within the curtilage of the site, have been submitted to the Local Planning Authority.

Has the development already started?

- ☒ Yes
☐ No

If Yes, please state when the development was started (date must be pre-application submission)

27/05/2024

Has the development been completed?

- ☐ Yes
☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

Condition 3 - the external facing bricks to be used in the new extension will be a reclaimed pre-war Imperial brick to match the bricks of the main building. The new roof on the extensions will be a tapco slate tile due to the pitch of the roof. New windows and doors will be an anthracite grey UPVC to match the existing windows. The Boundary wall will also be infilled where needed with matching bricks. (also pre-war imperial Brick).

Condition 4 - we will be rebuilding out the property in accordance with the recommendations set out in the flood risk assessment. This includes, Raised wiring and power outlets at ground level, Units to be raised on legs above plinth, Air brick covers to be installed (where necessary), a DPM at ground floor level, door and window sills being adequately sealed and non return valves where necessary. the ground floor is a suspended timber floor so it cannot be screeded with a waterproof concrete but the basement slab will be treated accordingly and has a sump pump which will be reinstated to work in the event of a flood.

Condition 5 - Landscaping scheme drawing submitted. It contains all the details of the back Yard space and the reinstatement of the old vehicle access off Cock Clodd Street including the reinstatement of the dropped curb.

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

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Adam Isdale

Date

01/07/2024