

Our Ref: 72662
Your Ref:
Date: 13 February 2026
Please ask for: Helen Leach
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Mr Christopher Ridout
Mott MacDonald
Spring Bank House
33 Stamford Street
Altrincham
WA14 1ES

Dear Mr Ridout

Proposal: Non-material amendment following grant of planning permission 71622 (Installation of flood gates):
The moveable flood gates across the northern and southern elevations of HGB – which were approved via the full planning application– should withstand a flood level of up to around the same level as the HGB parapet. Therefore the HGB requires a series of cut-outs in the upstream and downstream sides which will enable floodwater to flow across the road surface and be held behind the flood gates in an extreme flood scenario. The installation of a series of railed cut-outs in the upstream and downstream parapets will enable the flood gates to operate as intended.

Location: Hardys Gate Bridge, Dumers Lane, Bury, BL9 9UR

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 highway safety and would still be in accordance with the overall principles in terms of the approved application 71662 and the Policies against which this was approved. As such, the application is a non-material amendment.

Yours sincerely

The Development Management Team