



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 Removal or Variation of a Condition following Grant of Planning Permission or Listed Building Consent

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	
Suffix	
Property Name	Star Radcliffe Academy
Address Line 1	Spring Lane
Address Line 2	
Address Line 3	
Town/city	Radcliffe
Postcode	M26 2SZ

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

Easting (x)	Northing (y)
378742	407554

Description

Star Radcliffe Academy, Spring Lane, Radcliffe, M26 2SZ

Applicant Details

Name/Company

Title

First name

Surname

-

Company Name

Morgan Sindall Construction

Address

Address line 1

c/o agent

Address line 2

Address line 3

Town/City

-

County

Country

United Kingdom

Postcode

-

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

Mr

First name

Peter

Surname

Campbell

Company Name

Tetra Tech

Address

Address line 1

11 York Street

Address line 2

Address line 3

Town/City

Manchester

County

Country

United Kingdom

Postcode

M2 2AW

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

70381 - Variation of condition 2 (approved drawings) following planning permission 70017 (Erection of new secondary school alongside supporting sports facilities, car parking, landscaping, site infrastructure, new access road and associated access infrastructure) - Amend the developments highway infrastructure design to incorporate a signalised Cyclops junction and minor associated revisions to the landscaping proposals and amend conditions 12, 23, 24 and 33 to update wording and approved drawings referenced within each condition.

Reference number

70381

71885 has also provided a more recent approval for a non-material amendment.

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

08/03/2024

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

Condition number(s)

Variation to condition 2 - List of approved drawings

Updates to 70381 conditions as listed below to update wording and approved drawings referenced within each condition;

Condition 3 - Preliminary Risk Assessment / Remediation Strategy

Condition 7 - External materials

Condition 9 - Drainage strategy details

Condition 11 - Confirmation of capacity in watercourse for surface water flows

Condition 12 - Highways design details

Condition 13 - Highways construction design details

Condition 14 - Construction Traffic Management Plan; and

Condition 23 - Landscape and ecological management plan

Has the development already started?

- ☒ Yes
☐ No

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

01/07/2025

Has the development been completed?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

Please state why you wish the condition(s) to be removed or changed

Minor revisions following progression of detailed design - see covering letter for full details

If you wish the existing condition to be changed, please state how you wish the condition to be varied

See covering letter for details - Approved drawings list set out by condition no. 2 to be updated.

Wording of condition nos 3, 7, 9, 11, 12, 13, 14 and 23 to also be updated to reflect that these conditions have now been discharged. Wording to reflect that conditions are now to be satisfied through implementation in accordance with the previously approved details.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

N/A

Date (must be pre-application submission)

10/09/2025

Details of the pre-application advice received

Pre-application advice sought on application requirements and principles.

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

☐ Yes

☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

☒ Yes

☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or

☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

3 Knowsley Place

Number:**Suffix:****Address line 1:**

Duke Street

Address Line 2:**Town/City:**

Bury

Postcode:

BL9 0EJ

Date notice served (DD/MM/YYYY):

22/10/2025

Person Family Name:

Person Role

☐ The Applicant☒ The Agent

Title

Mr

First Name

Peter

Surname

Campbell

Declaration Date

21/10/2025

☒ Declaration made**Declaration**

I/We hereby apply for Removal/Variation of a condition 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

Sam Beresford

Date

23/10/2025