



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	Hollymount Farm
Address Line 1	Hollymount Lane
Address Line 2	
Address Line 3	Bury
Town/city	Tottington
Postcode	BL8 4HP

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

Easting (x)	Northing (y)
377271	414013

Description

Applicant Details

Name/Company

Title

Mr

First name

Shaun

Surname

Doherty

Company Name

Hollymount Property Developments Ltd

Address

Address line 1

Hollymount Farm

Address line 2

Hollymount Lane

Address line 3

Town/City

Tottington

County

Bury

Country

United Kingdom

Postcode

BL8 4HP

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

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

Demolition works and redevelopment for 4no. new dwellings (3 new build, 1 barn conversion) with car ports and two storey extension at side of existing Farmhouse; associated landscaping; access works.

Reference number

68505

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

14/12/2022

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

Condition number(s)

17 - Prior to first occupation of the development hereby approved, a sprinkler/misting system to meet the requirements of BS 9251:2014 or other subsequent standard that meets the requirements of Greater Manchester Fire and Rescue Service and deemed suitable to overcome the site's emergency access deficiencies, shall be installed in the dwelling hereby approved and shall thereafter be maintained at all times.

Has the development already started?

☒ Yes

☐ No

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

01/10/2024

Has the development been completed?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

We wish the condition to be removed based on a review by an independent fire officer, Dr Mike Dennett PhD MIFireE, together with Carl Petch, Fire Safety Manager Technical Support, Greater Manchester Fire and Rescue Service, who do not think the installation of sprinkler/misting systems are required "to overcome the site's emergency access deficiencies". As described below, in Dr Dennett's opinion, that of Carl Petch and the Building Inspector, there are no deficiencies in the emergency access arrangements. Detailed correspondence can be provided to support this conclusion.

Dr Dennett visited the site on 2nd June 2025 and examined site plans. He visited the site again on 20th August 2025 and looked at the other developments beyond the current development. On 17th September 2025, he attended the site again with Carl Petch, from Greater Manchester Fire and Rescue Service, who surveyed the site and the public access road.

Fire Safety Manager, Carl Petch, determined that the length of the cul-de-sac of the public road and the access roads within the development all complied with the standards recommended by Greater Manchester Fire and Rescue Service.

He also noted a fire hydrant, marked with Ramsbottom Fire Station number 038, 80 metres from the entrance to the development; again within the standards recommended by Greater Manchester Fire and Rescue Service.

The hydrant was tested later on 17th September 2025 and was found to be in full working order.

In addition, regarding the Greater Manchester Fire and Rescue Service letter sent during the consultation process, Deputy Chief Fire Officer, Carlos Meakin stated on 12th September 2025 "the individual who originally issued the letter no longer works for the Service; therefore unfortunately we cannot ask the initial regulatory officer the rationale for their decision".

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

N/A

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

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

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

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

**** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.**

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☒ The Applicant
☐ The Agent

Title

Mr

First Name

Shaun

Surname

Doherty

Declaration Date

26/09/2025

☒ 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

Sarah Thorburn

Date

26/09/2025