



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

12

Suffix

Property Name

Address Line 1

New Church Street

Address Line 2

Address Line 3

Bury

Town/city

Radcliffe

Postcode

M26 2AJ

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

Easting (x)

378567

Northing (y)

407175

Description

Applicant Details

Name/Company

Title

Mr

First name

Mikolaj

Surname

Mars

Company Name

Tilia Homes

Address

Address line 1

Building C - Concentric

Address line 2

Warrington Road

Address line 3

Town/City

Warrington

County

Country

Postcode

WA3 6WX

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

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

Original Approval 59600: Demolition of existing Civic Centre and erection of 40 no. dwellings with associated car parking and landscaping

Superceded by 61302: PROPOSAL A - Variation of condition 2 of planning permission 60420 to relocate plots 1-18 to provide easement for sewers

PROPOSAL B - Variation of conditions 10 and 16 to amend surfacing to tarmac of Public Open Space and additional ground cover.

Reference number

61302

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

20/07/2017

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

Condition number(s)

2,4,12

Has the development already started?

☒ Yes

☐ No

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

26/08/2016

Has the development been completed?

☒ Yes

☐ No

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

30/03/2018

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 2

- Confirmation email from Principal Planning Officer (dated 06.02.19) noting that condition 2 can be discharged once conditions 4 and 12 have been discharged.

CONDITION 4

- Completion Validation Reports for all plots, previously submitted in planning condition discharge application on 23.03.18 (Split into 8 pdfs due to file size). The plot and site remediation verification report includes delivery tickets for clean soil import.
- Correspondence from Judith Scott (Environmental Protection Officer) dated 11.07.18 confirming that the validation of inert cover system and gas protection measures is acceptable.
- Bethell Utility drawing confirming that the degree of contamination has been assessed and an approved barrier pipe system (Type A SDR17.6 10 Bar and SDR11 12.5 Bar) will protect water supplies from ingress on any contaminants. Please note that this drawing has also been assessed and stamped as Approved by United Utilities on 05.01.17.

CONDITION 12

- Completed Section 38 Deed of Agreement dated 14.02.24 containing details of all works carried out to both new and existing Highways.
- Final Certificate of Completion dated 27.06.24 confirming the all works defined by the Section 38 Agreement have been formally adopted.

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

Date (must be pre-application submission)

21/01/2025

Details of the pre-application advice received

The conditions are applied to any decision notice granting consent to a development and requires the developer to carry out the development in accordance with the approved plans and the conditions.

In this instance, the developer has not completed the works required for conditions 2, 4 and 12 and as such, the application to discharge these conditions was refused.

The applicant has not made any subsequent applications to discharge these conditions.

In simple terms, the developer promised to do certain works and currently, the Council has no proof that these works have been carried out or completed and as such, cannot confirm that the conditions have been discharged.

The Council encourages all developers to discharge conditions as it avoids situations like this, which normally arise several years down the line.

Regards
Helen Leach

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

Triangle Architects

Date

19/02/2025