



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	Crescent Works
Address Line 1	The Crescent
Address Line 2	
Address Line 3	Bury
Town/city	Bury
Postcode	BL9 6HH

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

Easting (x)	Northing (y)
381165	411245

Description

Former Cartime; Bell Lane, Bury; Lancs; BL9 6HH

Applicant Details

Name/Company

Title

First name

Mohammed

Surname

Hanif

Company Name

Address

Address line 1

CarTime

Address line 2

Address line 3

Town/City

Bury

County

Bury

Country

Postcode

BL9 6HH

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

Miss

First name

Nazia

Surname

Shah

Company Name

Urban Future Planning Consultancy Ltd

Address

Address line 1

14 King Street

Address line 2

Address line 3

Town/City

Leeds

County

Country

United Kingdom

Postcode

LS1 2HL

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 of existing car sales building and the redevelopment of the site for a new Petrol Filling Station with associated facilities alongside a drive thru unit and a detached block of 2no. food-to-go convenience pods.

Reference number

70253

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

14/03/2025

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

Condition number(s)

8

Has the development already started?

- ☐ Yes
☒ No

Condition(s) - Variation/Removal

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

Subsequent to the planning consent being issued in March 2024, DTP undertook vehicle tracking as requested by the LPA, which showed that significant additional works would be required at the access in order to accommodate the LHA's requests at that time.

It was agreed with the LHA that part of Condition 8 would need be varied and the accompanying report sets out the merits and acceptability of the proposed variation.

Part of Condition 8 requires a "Review of the HGV swept path analysis undertaken to ensure that conflicts both on the adopted highway and at the junction with Bridge Street are minimised and opposing carriageways are not used to undertake manoeuvres by service vehicles from/to all directions".

To satisfy the above condition, significant amendments would be required to the existing access junction, at the detriment to pedestrian safety. It is noted that the existing access already lawfully catered for large vehicle movements as part of the use on the site for a car dealership. The proposals included some minor widening proposed at the access, ensuring a betterment to the existing arrangement.

It is requested that the LPA revise the wording of Condition 8, to remove the first bullet point (the requirement for the vehicle tracking to be contained within one side of the carriageway), and to allow the applicant to move forward with the previously submitted access design. Thereafter, the wording for bullet point two should also be revised to state that the access design should be agreed prior to commencement and the detailed design works would be required to be undertaken prior to occupation of the development.

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

To satisfy the above condition, significant amendments would be required to the existing access junction, at the detriment to pedestrian safety. It is noted that the existing access already lawfully catered for large vehicle movements as part of the use on the site for a car dealership. The proposals included some minor widening proposed at the access, ensuring a betterment to the existing arrangement.

It is requested that the LPA revise the wording of Condition 8, to remove the first bullet point (the requirement for the vehicle tracking to be contained within one side of the carriageway), and to allow the applicant to move forward with the previously submitted access design. Thereafter, the wording for bullet point two should also be revised to state that the access design should be agreed prior to commencement and the detailed design works would be required to be undertaken prior to occupation of the development.

The accompanying report by DTP provides further details including technical justification and should be referred to for further information.

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

Miss

First Name

Nazia

Surname

Shah

Declaration Date

11/06/2025

☒ 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

Nazia Shah

Date

03/07/2025

Amendments Summary

Reference number added, questions regarding reason for condition variation answered, address updated within the bottom box of the address section