



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 a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning 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

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)	Northing (y)
380602	408701

Description

Brownfield land off Fletcher Fold Road

Applicant Details

Name/Company

Title

Mr

First name

Dominic

Surname

Conway

Company Name

Bolton at Home

Address

Address line 1

98 Waters Meeting Road

Address line 2

Bolton

Address line 3

Town/City

Bury

County

Country

UK

Postcode

BL1 8SW

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

Lex

Surname

Raper Rumoroso

Company Name

Pozzoni Architecture

Address

Address line 1

Woodville House, 2 Woodville Road

Address line 2

Address line 3

Town/City

Altrincham

County

Country

United Kingdom

Postcode

WA14 2FH

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
☐ No
☒ Not applicable

Description of Your Proposal

Please provide the description of the approved development as shown on the decision letter

The proposal involves the re-development of the site for 43 dwellings for persons over 55s of age with associated car parking and landscaping. This comprises of 4 x two bedroom bungalows and a three storey apartment building providing a total of 39 apartments with a communal space at the ground floor.

Reference number

70805

Date of decision

17/12/2024

What was the original application type?

Full planning permission

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Seeking approval to incorporate an additional lift within Stair 2, to install AOVs in the roof of both stair cores, and to indicate the proposed positions of the PV panels.

Please state why you wish to make this amendment

The lift is proposed to operate as an evacuation lift, ensuring compliance with the updated requirements of BS 9991, which now mandate the provision of one evacuation lift per stair. The inclusion of the AOVs in the roofs of both stair cores is necessary to meet current smoke ventilation and life-safety standards, providing improved smoke clearance and aiding safe evacuation. The indicative PV panel positions are included to demonstrate how the development will meet its sustainability and energy-efficiency commitments in accordance with relevant planning and building-regulation requirements.

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

6071-POZ-XX-ZZ-DR-A-1200 Rev P09
6071-POZ-XX-ZZ-DR-A-1210 Rev P04
6071-POZ-XX-ZZ-DR-A-1211 Rev P03
6071-POZ-00-ZZ-DR-A-1350 Rev P04
6071-POZ-XX-ZZ-DR-A-1351 Rev P02

New plan/drawing numbers

6071-POZ-XX-ZZ-DR-A-1200-P10_PLANNING-SITE LAYOUT PLAN
6071-POZ-XX-ZZ-DR-A-1210-P05_PLANNING-APARTMENTS FLOOR & ROOF PLANS
6071-POZ-XX-ZZ-DR-A-1211-P04_PLANNING-BUNGALOW FLOOR & ROOF PLAN
6071-POZ-XX-ZZ-DR-A-1350-P05_PLANNING-APARTMENTS ELEVATIONS
6071-POZ-XX-ZZ-DR-A-1351-P03_PLANNING-BUNGALOW ELEVATIONS

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

If Other has been selected, please provide contact details:

Title

***** REDACTED *****

First name

***** REDACTED *****

Surname

***** REDACTED *****

Phone Number

***** REDACTED *****

Email

***** REDACTED *****

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Non-Material Amendment 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

Lex Raper Rumoroso

Date

01/12/2025