



**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 Reserved Matters following Outline Approval

Town and Country Planning (Development Management Procedure) (England) Order 2015 (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)

Description

## Applicant Details

### Name/Company

Title

Mr

First name

Andrew

Surname

Dempsey

Company Name

Venturia Ltd

### Address

Address line 1

68 Derby Street

Address line 2

Address line 3

Town/City

Manchester

County

Country

Postcode

M8 8AT

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 \*\*\*\*\*

## Development Description

Please indicate all those reserved matters for which approval is being sought:

- ☐ Access
- ☒ Appearance
- ☒ Landscaping
- ☒ Layout
- ☒ Scale

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

Outline application with 'Access' for erection of up to 5 dwellings, and new/improved formal and informal community open space, replacement / improved footpath connections and wider greenspace enhancements

Reference number

67243

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

01/06/2023

Please provide a description of the reserved matters for which you are seeking consent. Please state if the outline planning application was an environment impact assessment application and, if so, confirm that an environmental statement was submitted to the planning authority at that time

Appearance, landscaping, Layout and scale. Proposed 5 No units (3 No Type A - 4B7P, 1 No Type B 4B8P, 1 No 5B10P).

Please see attached the following in relation the conditions attached to Outline Planning (Ref: 67243):

Condition No 4 - See attached Arboricultural Impact Assessment and Arboricultural Survey prepared by ACS Consulting

Condition Nos 5, 10 & 11 - See attached Drainage Strategy and Plan prepared by TJ Booth Associates including site sections and proposed levels

Condition No 6 - See attached Phase 1 Habitat Survey prepared by Blackfryers

Condition No 7 - See attached Badger Reasonable Avoidance Method Statement prepared by Blackfryers

Condition No 8 - See attached Environmental Construction Management Statement prepared by Blackfryers

Condition No 9 - See attached Biodiversity Mitigation and Enhancement Plan prepared by Blackfryers

Condition No 12 & 13 - See attached Landscaping Proposal prepared by Trevor Bridge Associates

Condition No 14 - See attached Swept Path Drawings for Private Car (0702) & Refuse Vehicle (0703)

Condition No 15 - See attached the following drawings: ACO SuDS Swale Inlet, Pedestrian Cycle Route Proposed Drainage Layout, Pedestrian Cycle Route Construction Details, Pedestrian Cycle Route External Works and Surfacing Plan, Pedestrian Cycle Route Surface Contouring Plan, Pedestrian Cycle Route Earthworks Longitudinal Sections

Has the work already started?

- ☐ Yes  
☒ No

## Supporting Information

### Please provide the following information

Please list all relevant drawings, including reference numbers, that were approved as part of the original decision.

Drawing no. YD2\_BC\_SP001: Site Location Plan  
Drawing no. J1215 access Fig. 1 [Bury Road]  
Drawing no. J1215 access Fig. 2 [Brownhills Close]  
YD2\_BH\_LP001 Rev. A: Illustrative Masterplan

Please list all drawing numbers submitted with this application for approval

Architectural Drawings:  
R0826 - 02 - Rev A - Northern Site Layout  
R0826 - 03 - Rev A - House Type A  
R0826 - 04 - House Type B Plans  
R0826 - 05 - House Type B Elevations  
R0826 - 07 - Rev C - Southern Site Layout  
R0826 - 08 - Rev B - Full Site Layout  
R0826 - 09 - Rev A - House Type C Plans  
R0826 - 10 - Rev A - House Type C Elevations

Supporting Information in relation to:

Condition No 4 - Arboricultural Impact Assessment and Arboricultural Survey prepared by ACS Consulting  
Condition Nos 5, 10 & 11 - Drainage Strategy and Plan prepared by TJ Booth Associates including site sections and proposed levels  
Condition No 6 - Phase 1 Habitat Survey prepared by Blackfryers  
Condition No 7 - Badger Reasonable Avoidance Method Statement prepared by Blackfryers  
Condition No 8 - Environmental Construction Management Statement prepared by Blackfryers  
Condition No 9 - Biodiversity Mitigation and Enhancement Plan prepared by Blackfryers  
Condition No 12 & 13 - Landscaping Proposal prepared by Trevor Bridge Associates  
Condition No 14 - Swept Path Drawings for Private Car (0702) & Refuse Vehicle (0703)  
Condition No 15 - ACO SuDS Swale Inlet, Pedestrian Cycle Route Proposed Drainage Layout, Pedestrian Cycle Route Construction Details, Pedestrian Cycle Route External Works and Surfacing Plan, Pedestrian Cycle Route Surface Contouring Plan, Pedestrian Cycle Route Earthworks Longitudinal Sections

If applicable, please state the reasons for any changes to the original drawings

House types have been designed including reorientation of approved outline layout.

## 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

## 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 Approval of reserved matters 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

Richard Shuttleworth

Date

12/02/2025

Amendments Summary

Applicant Company Name amended to Venturia Ltd.