

Our Ref: JB/RM04C201459

Your Ref: PP-12622534

24 November 2023

Helen Leach

Team Leader – Development Management

Department for Business, Growth & Infrastructure

Knowsley Place

Knowsley Street

Bury

BL9 0SW

Dear Ms Leach

NON-MATERIAL AMENDMENT FOLLOWING A GRANT OF PERMISSION REF: 63533 AT BEVIS GREEN WORKS, MILL ROAD, BURY, BL9 6RE

On behalf of our Client, Barratt Manchester Ltd ('the Applicant'), please find enclosed a submission for a non-material amendment ('NMA') under Section 96A of the Town and Country Planning Act 1990 in respect of planning application ref: 63533 at Bevis Green Works, Mill Road, Bury, BL9 6RE.

The application was approved on the 6th February 2020 for the following development:

"Residential development comprising 268 no. dwellings (Class C3) with associated access, car parking, landscaping and open space."

The Proposed Amendments

This NMA submission seeks to substitute the approved plans referenced in Condition 2 of application 63533. A summary of the amendments are listed below:

- Revision of fence lines and managed areas to rear of plots 167-173, 175-178, 192-202, 208-218, 223, 224, 229 and 230 to account for the removal of the embankment and accommodation of land grab areas/ existing retaining structures/ drainage crates, as per plan 456/P/PL/04.
- Rearrangement of plots 251-253, 258-266, 267 and 268 to account for easement and watercourse, plus carriageway widening/ realignment, as per plan 456/P/PL/04. Unit numbers and types are identical, only the arrangement of the plots has changed to accommodate the engineering revisions required.

- Plots 93, 94, 96-98, 100, 103-105, 112-120, 126, 128-131 and 204-206 materials amended from materials palette 01 to materials palette 04, as per plan 456/P/ML/04.
- All RW goods, front door and garage doors to change from colour white to black, as per plan 456/P/ML/04.
- Hard landscaping plan amended to reflect the revised fence lines, managed areas of plots and rearrangement of plots, as per plan 456/P/HLL/04.
- Building storey heights plan amended to reflect the revised fence lines, managed areas of plots and rearrangement of plots, as per plan 456/P/SHL/04. No changes in building heights are proposed.
- Refuse strategy plan amended to reflect the revised fence lines, managed areas of plots and rearrangement of plots, as per plan 456/P/RSL/04.
- Boundary treatments layout plan amended to reflect the revised fence lines, managed areas of plots and rearrangement of plots, as per plan 456/P/BTL/04.

Planning Practice Guidance¹ is clear that there is no statutory definition of “non-material”, and it is dependent on the context of the overall scheme. The summary table at Annex A² states that the Local Planning Authority, when considering if the amendment is material, “*must have regard to the effect of the change, together with any previous changes made under this section, on the planning permission as originally granted*”.

The proposed amendments will not require the assessment of any additional information or environmental impacts, therefore as agreed, the “effect of the change” is not considered to be material and it is on this basis that Avison Young have submitted this application.

The table below sets out the proposed amendments sought to the relevant condition which relate to the approved plans:

Condition Number	Current Condition Wording	Proposed Condition Wording
2	This decision relates to drawings numbered 456/P/LP/02, 456/P/PL/02 F, 456/P/ML/02 E, 456/P/HLL/02 E, 456/P/SHL/02 E, 456/P/RSL/02 E, 456/P/BTL/02 E, c-1339-02 Rev A,	This decision relates to drawings numbered 456/P/LP/02, 456/P/PL/04, 456/P/ML/04, 456/P/HLL/04, 456/P/SHL/04, 456/P/RSL/04, 456/P/BTL/04, c-1339-02 Rev A,

¹ Paragraph: 002 Reference ID: 17a-002-20140306, Revision date: 06 03 2014

² https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/864175/Annex_flexible_options.pdf

	c-1339-03 Rev A, 456/P/SS/02, 456/P/DP/01, BALD 00CD 01, BALD 56SD 01, TBC 01, 2016/FAL/01, 2016/FAL/02, BHLN 00CD 01, BHLN 56SD 01, BKEY 00CD 01, BKIS 00CE 01, BKIS 00CI 01, BKIS 56SE 01, BKIS 56SI 01, BKNL 00CE 01, BKNL 00CI 01, BKNL 56SE 01, BLUT 00CD 01, BLUT 56SD 01, BMAI 00CE 01, BMAI 56SE 01, BMMS 00CD 01, BMMS 00CE 01, BMMS 56SE 01, BMMS 56SD 01, BTHO 00CD 01, BWIE 00CD 01, BWIE 56SD 01, 2010/DET/C/135, 2010/DET/C/1362010/DET/CS/01, NGF - TYPE 65 A, BS04 and the development shall not be carried out except in accordance with the drawings hereby approved.	c-1339-03 Rev A, 456/P/SS/02, 456/P/DP/01, BALD 00CD 01, BALD 56SD 01, TBC 01, 2016/FAL/01, 2016/FAL/02, BHLN 00CD 01, BHLN 56SD 01, BKEY 00CD 01, BKIS 00CE 01, BKIS 00CI 01, BKIS 56SE 01, BKIS 56SI 01, BKNL 00CE 01, BKNL 00CI 01, BKNL 56SE 01, BLUT 00CD 01, BLUT 56SD 01, BMAI 00CE 01, BMAI 56SE 01, BMMS 00CD 01, BMMS 00CE 01, BMMS 56SE 01, BMMS 56SD 01, BTHO 00CD 01, BWIE 00CD 01, BWIE 56SD 01, 2010/DET/C/135, 2010/DET/C/1362010/DET/CS/01, NGF - TYPE 65 A, BS04 and the development shall not be carried out except in accordance with the drawings hereby approved.
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Summary

The application has been submitted electronically via the Planning Portal (Ref: PP-12622534). A payment of £234 plus a £64 Planning Portal service charge (£298) has been made to the Planning Portal via BACS.

I trust that the enclosed information will enable you to validate the application in short order. It would be appreciated if you could please confirm safe receipt. I trust that this is satisfactory for

Bury Council to enable a swift validation of the application. If you have any queries or require any further details, please do not hesitate to contact me.

Yours sincerely



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For and on behalf of Avison Young (UK) Limited