

Job No: 10371/5.1

3rd September 2020

FTAO: Tom Beirne
Planning Officer
Dept for Resources and Regulations
Planning Services
3 Knowsley Place
Duke Street
Bury
BL9 0EJ



105 Manchester Road
Bury, Lancashire
BL9 0TD

tel. 0161 797 6000
fax. 0161 797 5255

Dear Tom,

Re: Variation to Condition 2 (approved plans) and Condition 3 (materials) of Planning Permission 63388 for the demolition of existing bungalow and erection of 4 No. dwellings with associated parking and access, at Bleaklow Hall, Bolton Road, Tottington, Bury, BL8 4JF.

We wish to make a S73 variation to condition 2 (approved plans) and condition 3 (materials) for the project at Bleaklow Hall, Bolton Road, Hawkshaw).

Condition 2 (approved plans)

The amended drawings we wish to be substituted are listed below.

- a) Drawing P05B, Plot 1 plans, to be substituted for approved drawing P05.
The change to the drawing is the relocation of the bin store externally (see L18) and the widening of the garage door. The cycle store will remain within the garage.
- b) Drawing E05C, Plot 1 elevations, to be substituted for approved drawing E05A
relocating the bin store externally, removing the external doors from the front elevations and widening the garage door to the East elevation and substituting the standing seam cladding with grey render.
- c) Drawing E06D, Plot 2 elevations, substituted for approved drawings E06B, removing the render and replacing with standing seam or stone finish.
- d) Drawing P03F, Plot 3 plans, to be substituted for approved drawing P03E, the change to the drawing is the relocation of the bin store externally (see L18) and the extension of the bin/cycle store by 1.5m to create a flat roofed gym, as an extension to the garage, the cycle store will be accommodated within the garage.
- e) Drawing E07E, Plot 3 elevations, to be substituted for approved drawing E07B
relocating access doors extending the flat roof of the store by 1.5m, to form a gym, and removing the render finish and replacing with standing seam or stone finish.
- f) Drawing P06, Plot 4 plans, to be substituted for approved drawing P04A, relocating the bin store externally (see L18) and removing the side door and extending the music room underground, beneath the lounge and dining room.
- g) Drawing E16, Plot 4 elevations, to be substituted for approved drawing E04A, removing the bin store doors from the east elevation. The music room extension is underground therefore is not visible on the elevations.
- h) Drawing L18, condition 3 materials, site plan dated 13/05/19, to be substituted for approved drawing L14, which indicates the locations of the relocated bin stores and enclosure details, noted in items a), d) & f), above, together with the repositioning of the dividing fence lines, design of patios to the north of each property; the turning head location for Plot 2, in front of the garage, a widened driveway to Plot 1, to be correspond with the details in items (a & b) above and a reconfigured driveway to Plot 4 to provide an additional shallower exit, onto the existing access drive in the event of icy weather.

Also at:
London

email: firstname.lastname
@rgp.uk.com

web: www.rgp.uk.com

The amended driveway is accompanied by an updated tree survey and report by Bowland Tree Consultancy.

I hope this detailed explanation allows you to easily understand the minor changes and should you require further information please do not hesitate to contact us.

Yours Faithfully

Reid Lewis

For THE RATCLIFFE GROVES PARTNERSHIP