



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	Station Works
Address Line 1	Bury Road
Address Line 2	
Address Line 3	Bury
Town/city	Radcliffe
Postcode	M26 2UA

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

Easting (x)	Northing (y)
378973	407646

Description

Applicant Details

Name/Company

Title

Mr

First name

P

Surname

Cook

Company Name

Paul Cook Developments (Whitehaven) Ltd

Address

Address line 1

c/o agent Seymour Planning

Address line 2

27 Central Drive

Address line 3

Romiley

Town/City

Stockport

County

Country

United Kingdom

Postcode

SK6 4PE

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

Jim

Surname

Seymour

Company Name

Seymour Planning Limited

Address

Address line 1

27

Address line 2

Central Drive

Address line 3

Romiley

Town/City

STOCKPORT

County

Country

Postcode

SK6 4PE

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

Development for 30 no. dwellings with associated access road, landscaping and infrastructure works.

Reference number

69463

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

20/03/2024

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

Condition number(s)

12

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

Please refer to supporting cover letter.

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

Please refer to supporting cover letter - revised suggested wording provided.

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

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

n/a via email to Andrew Riley Engineer

Date (must be pre-application submission)

06/02/2025

Details of the pre-application advice received

I think the quickest way to get this resolved would be an application to vary the condition as currently the condition does state no discharge into the brook. I would advise that the applicant does this ASAP as variation fees for major applications are going up in April from £293 (plus the planning portal fee of £70) to £2000. They might want to ensure that their other conditions don't also need to be varied prior to this date so that they can apply at one time. A deed of variation for the S106 would also be required.

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

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

Kestral Forwarding Ltd

Address Line 2:

PO Box 2247

Town/City:

Bolton

Postcode:

BL6 9HQ

Date notice served (DD/MM/YYYY):

31/03/2025

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

Suffix:

Address line 1:

1 St James's Market

Address Line 2:

Town/City:

London

Postcode:

SW1Y 4AH

Date notice served (DD/MM/YYYY):

31/03/2025

Person Family Name:

Person Role

☒ The Applicant

☐ The Agent

Title

Mr

First Name

P

Surname

Cook

Declaration Date

31/03/2025

☒ 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

Jim Seymour

Date

31/03/2025