



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	Millwood Primary Special School
Address Line 1	School Street
Address Line 2	
Address Line 3	Bury
Town/city	Radcliffe
Postcode	M26 3BW

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

Easting (x)	Northing (y)
377913	407139

Description

Applicant Details

Name/Company

Title

First name

S

Surname

Horrocks

Company Name

Bury Council

Address

Address line 1

Bury Council

Address line 2

3 Knowsley Place

Address line 3

Town/City

Bury

County

Country

Postcode

BL9OAW

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

***** REDACTED *****

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

Mr

First name

David

Surname

Hamer

Company Name

Bradshaw Gass and Hope LLP

Address

Address line 1

Bradshaw Gass and Hope LLP

Address line 2

21 Silverwell Street

Address line 3

Town/City

Bolton

County

Country

United Kingdom

Postcode

BL1 1PR

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

Erection of an extension to contain classrooms, multi- purpose hall and support areas; Landscaping works to include dedicated play areas, railings and external pagoda and additional car parking on the existing school site.

Reference number

70195

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

20/12/2023

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

Condition number(s)

14

Has the development already started?

☐ Yes

☒ No

Condition(s) - Variation/Removal

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

The Contracotr has further assessed the logistics of building the school on what is a very tight site and of ensuring that the Contractor operations do not clash with the safe operation of the school. The works will require a haul road to be established around the footprint of the new building to service the works for plant, materials, storage etc. There is also a need for site compound, vehicle wash etc and for a wide enough temporary access to allow the works to be carried out and the site accessed and egressed without impact upon School street. In assessing this a larger margin is required around the building than originally anticipated. There is also a tree that will require removal that had been omitted from the original topographic survey and proposals.

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

We have attached an updated tree removal, protection and retention drawing which takes the developed access requirements for the works into consideration and which proposes the removal of a greater number of trees than the original proposal (an additional 10 trees). This also identifies the condition, quality and type of the trees and is supported by a Landscaping scheme that proposes that they are replaced with 24no. native tree species planted as heavy standards (12-14cms girth, 350-425cms height) around the south and west boundaries to support the existing treescape and enhance biodiversity.

We would request consideration of a proposal to replace the Approved (conditional) proposal drawing no 2493_02 Rev B with a new proposal drawing. (Ref: MSE-BGH-XX-XX- DR-A-2104). This is to be read in conjunction with the Landscaping report (ref. mse-BGH-XX-XX-RP-A-9010) Landscaping Proposal drawing (ref MSE-BGH-XX-XX-DR-A-2105) and the Biodiversity gain 'Bat and Bird Boxes' drawing (ref.MSE-BGH-XX-XX-DR-A-2106)

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

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

Is any of the land to which the application relates part of an Agricultural Holding?

- ☐ Yes
☒ No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

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

** "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- ☐ The Applicant
- ☒ The Agent

Title

Mr

First Name

Andrew

Surname

Ruaux

Declaration Date

08/03/2024

☒ 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

David Hamer

Date

12/03/2024

Amendments Summary

Removed an exemption that I thought related to this application but that did not