



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 Details Reserved by Condition

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

39

Suffix

Property Name

Address Line 1

Bradshaw Road

Address Line 2

Address Line 3

Bury

Town/city

Tottington

Postcode

BL8 3PW

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

Easting (x)

376439

Northing (y)

412343

Description

Applicant Details

Name/Company

Title

Mr

First name

Mark

Surname

Kenyon

Company Name

Address

Address line 1

39

Address line 2

Bradshaw Road

Address line 3

Walshaw

Town/City

Tottington

County

Country

United Kingdom

Postcode

BL8 3PW

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Description of the Proposal

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

A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;

· Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;

· Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Photographic dilapidation survey of the footway abutting the site in the event that subsequent remedial works are required following demolition works and construction of the development;

(2) If proposed, details of site hoarding and/or scaffolding positions, incorporating the provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway;

(3) Facilities for the storage on site or on land within the applicant's control of demolition and construction materials;

(4) Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

Reference number

69766

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

28/02/2024

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

Condition number(s)

69766 Env Health response
23/173 Highways response

Has the development already started?

☐ Yes

☒ No

Part Discharge of Conditions

Are you seeking to discharge only part of a condition?

- ☐ Yes
- ☒ No

Discharge of Conditions

Please provide a full description and/or list of the materials/details that are being submitted for approval

HW1 39 Bradshaw Rd.pdf
3788D Appendix B.pdf
3788D Appendix B (a).pdf
3788D Appendix A.pdf
3788D.pdf

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

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

69766

14/12/2023

Details of the pre-application advice received

Following our telephone conversation and in terms of the pre-commencement conditions which I mentioned would need to be addressed in the event of a planning approval, the consultee responses from highways, EH contaminated land and GMEU have recommended the following conditions which would need to be satisfied before the implementation of a planning permission –

No development shall commence unless and until:-

- A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
- Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
- Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

No development shall commence unless and until the following details have been submitted to and agreed with the Local Planning Authority:

- (1) Photographic dilapidation survey of the footway abutting the site in the event that subsequent remedial works are required following demolition works and construction of the development;
- (2) If proposed, details of site hoarding and/or scaffolding positions, incorporating the provision, where necessary, of temporary pedestrian facilities/protection measures on the adopted highway;
- (3) Facilities for the storage on site or on land within the applicant's control of demolition and construction materials;
- (4) Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

Prior to the commencement of development to the rear of the building, measures to protect the watercourse from dust, pollutants, debris and sediment shall be implemented. The measures could include heras fencing and/or sand bags. The protection measures shall thereafter be maintained for the duration of the demolition and construction works to the rear elevation.

Declaration

I/We hereby apply for Approval of details reserved by a condition (discharge) 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

Mark Kenyon

Date

10/10/2024