



Supporting Statement for Planning Condition Variation Application for The Site of the Former Whittaker House, Radcliffe, Bury

The application has been submitted following the approval of the non-material amendment application reference 71115 and at the request of the LPA to regularise the development being completed on site in accordance with the submitted Shape Consulting Engineers drawings 2711-SCE-PH01-L-DR-C-001, 2711-SCE-PH01-L-DR-C-0004, 2711-SCE-PH01-L-DR-C-0002, 2711-SCE-PH01-L-DR-C-0003, 2711-SCE-PH01-L-DR-C-0005, 2711-SCE-PH01-L-DR-C-0006 and 2711-SCE-PH01-L-DR-C-0007.

The original approval and subsequent planning condition discharge application under reference 57710 for the scheme for the construction of 8 no. new houses on the site of the former Whittaker House, Whittaker Street, Radcliffe, Bury was based on previous highway and drainage engineer drawings completed by RSK Engineering Ltd. Planning condition variation application reference 63805 was also based on the same drawings. The current application, similar to the non-material amendment applies to substitute the previous RSK drawings 40-09 P9, 40-13 P7, 40-04 P7 and 40 -14 P9 with the submitted Shape drawings to address changes made in the design following the original approval. This primarily includes the non-requirement to provide an estate road, turning head and emergency access. The requirement to no longer satisfy / discharge this part of the conditions has been confirmed by the LPA themselves as the development to the north east of the site is now not going ahead as previously planned.

During the non-material planning application process 71115, the LPA on 18th September 2024 requested the subsequent submission of a planning condition variation application to remove / reword bullet point 3 of condition 16 which was now no longer relevant under the scheme. To regularise the development completely, JAP have applied to vary the wording of conditions 1, 14 and 15 to refer to the revised Shape drawings as opposed to the previous RSK drawings as the Shape drawings also show changes in levels, changes of road camber and modified drainage design as approved under application reference 71115. JAP would also like to apply to remove bullet point 2 of condition 16 which requests details for a connection of an easterly footway to the right of way to the rear of Nos. 1 -11 Kingsmoor Avenue which is also no longer proposed as part of the scheme.

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