



Bury Metropolitan Borough Council
Development Control
The Planning Service
3 Knowsley Place
Bury
BL9 0EJ

Our Ref: let.70095309

14 October 2022

Dear Dean,

York Street, Radcliffe – Section 96A Application (non-material amendment) to vary the approved plans of planning consent reference: 56744

I write on behalf of the applicant, Cantt Pak, to advise that a Section 96a application has been submitted today to vary the approved emergency access plans attached to application reference: 56744 which was for:

Hybrid full planning application for the erection of 153 no. dwellings together with associated works including the laying out of public open space, and the undertaking of engineering operations to remediate the site, raise the levels, construct an emergency access and development platform for future commercial development; Outline planning application for erection of a Class B1/B2 & B8 development of 7435 m2

This S96a application has been submitted via the Planning Portal (PP-11621523). The planning application fee of £266.20 (including £32.20 admin fee) has been paid via the Planning Portal.

The following information is submitted alongside this letter:

- Access Road Alignments and 3.7M

Background context

Through a recent S96a application (reference: 68031), updated emergency access plans were approved to raise the level of the emergency access road to 70.89. The application was approved on Wed 16 Mar 2022 and the changes were required to align with EA flood modelling work. The following plans were approved:

- 2727 200 Rev B
- 2727 201 Rev B
- PPC29_001 Rev A

Since March 2022, a new application for 211 homes has been submitted by Kellen Homes Limited, Seaham Estates and Cantt Pak Limited at the same site (reference: 68368). Through discussion with statutory consultees during the determination period, Greater Manchester Fire and Rescue Service (GMFRS) has raised that the emergency access road should be constructed at 3.7m rather than the approved 3.1m (an increase of 60cm). As such, the road design has been updated so it is 3.7m wide and it can accommodate 12.5 tonne vehicles.



In order to regularise the consent, this S96a application seeks to substitute the plans approved through the earlier non-material amendment (ref: 68031) so that the emergency access road can be built out under the extant hybrid consent (ref: 56744) but in accordance with the recent GMFRS consultation feedback received.

This application positively responds to the feedback received and represents an improvement to the drawings approved earlier this year.

SUMMARY

We trust that the information submitted is sufficient to positively determine this application, and we look forward to confirmation that the application has been validated.

Please do not hesitate to get in contact if you have any queries or require any further information.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Victoria Welch'.

Victoria Welch
Senior Planner