



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. Town and Country Planning Act 1990.
Planning (Listed Buildings and Conservation Areas) Act 1990

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.

1. Site Address

Number	
Suffix	
Property name	
Address line 1	Land at Morris Street
Address line 2	
Address line 3	
Town/city	Radcliffe
Postcode	M26 2HF
Description of site location must be completed if postcode is not known:	
Easting (x)	380113
Northing (y)	408229
Description	

2. Applicant Details

Title	
First name	
Surname	Watson Homes / Irwell Valley Housin
Company name	Watson Homes / Irwell Valley Housing Association
Address line 1	c/o agent - Northwood House (N1)
Address line 2	Greenwood Business Centre
Address line 3	
Town/city	Manchester

2. Applicant Details

Country	United Kingdom
Postcode	M5 4QH
Are you an agent acting on behalf of the applicant?	
Primary number	
Secondary number	
Fax number	
Email address	

☒ Yes ☐ No

3. Agent Details

Title	Mr
First name	Matthew
Surname	Gray
Company name	Grays Architecture Ltd
Address line 1	Northwood House (N1)
Address line 2	Greenwood Business Centre
Address line 3	Goodiers Drive
Town/city	Manchester
Country	
Postcode	M5 4QH
Primary number	
Secondary number	
Fax number	
Email	

4. Description of the Proposal

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

Construction of 25no. dwellings with associated access, landscaping and ancillary works. S73 application proposed to allow construction of retaining wall to the frontage of plots H1-H14 including associated steps / railings to comply with condition 16 relating to site levels. Wall to be approx 1.9m in height with railings over. Application also seeks permission for reduction in height of eaves and ridge, addition of canopies to provide weather protection for main entrances and minor internal alterations to layouts for some plots internal entrances and first floor landings.

Reference number	65015
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Date of decision (date must be pre-application submission)	24/03/2021
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Please state the condition number(s) to which this application relates

Condition number(s)	C2 - Approved Drawings.
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4. Description of the Proposal

C3 - Affordable Housing.
C4 - External Materials.

Has the development already started?

☐ Yes ☒ No

5. Condition(s) - Removal/Variation

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

To allow the progression of the development on site.

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

All new drawings / reports to be acknowledged on decision notice condition wording to allow the development to be in accordance with the information in place of requesting further information for submission via a DOC application.

C2 - To acknowledge drawings
-4560-001 - Existing Site Plan / Location Plan
-4560-101b - Proposed Site Plan
-4560-110a - Proposed Plans / Elevations - H1-2, H19-22.
-4560-111a - Proposed Plans / Elevations - H6-9.
-4560-112a - Proposed Plans / Elevations - H10-14.
-4560-113a - Proposed Plans / Elevations - H15-18, H23-25.

C3 - Condition wording be be varied in line with discussions between Helen Leach and Irwell Valley to reflect wording referenced in email of 28/07/2021. Information can be re forwarded upon request.

C4 - External materials indicated on latest drawings to be included, these are:
-Brick - Forterra Fulwood Multi.
-Windows - uPVC Veka Matrix 70, profile 22 in RAL 7016.
-Fascia / Soffit - uPVC in black.
-RWP / Guttering - Polypipe round in black.
-Roof Tiles - Russell Grampian in Slate Grey.
-Canopies - House of Canopies Windermere in full grey.
-Main Entrance Doors - GRP door in black with side light and uPVC frame in RAL 7016.

6. 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

7. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

8. Ownership Certificates and Agricultural Land Declaration

CERTIFICATE OF OWNERSHIP - CERTIFICATE A - Town and Country Planning (Development Management Procedure) (England) Order 2015 Certificate under Article 14

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

Matthew

8. Ownership Certificates and Agricultural Land Declaration

Surname

Gray

Declaration date
(DD/MM/YYYY)

14/09/2021

☒ Declaration made

9. Declaration

I/we hereby apply for planning permission/consent as described in this form 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. ☒

Date (cannot be pre-application)

14/09/2021