



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	22
Suffix	
Property Name	
Address Line 1	Cockey Moor Road
Address Line 2	
Address Line 3	Bury
Town/city	Radcliffe
Postcode	BL8 2HB

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

Easting (x)	Northing (y)
377374	410409

Description

Applicant Details

Name/Company

Title

mr

First name

SAEED

Surname

POSTCHI

Company Name

Address

Address line 1

22 Cockey Moor Road

Address line 2

Address line 3

Town/City

Radcliffe

County

Bury

Country

Postcode

BL8 2HB

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Agent Details

Name/Company

Title

mr

First name

BARRY

Surname

CULLEN

Company Name

BARRY CULLEN

Address

Address line 1

FLAT 27

Address line 2

BROOKSIDE COURT

Address line 3

101 SLADE LANE

Town/City

LEVENSHULME MANCHESTER

County

Country

United Kingdom

Postcode

M19 2AH

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 detached dwelling

Reference number

68038

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

28/04/2022

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

Condition number(s)

1This decision relates to revised drawings numbered PS-2172-TS/00, RAD/2289/20/5C, RAD/2289/20/6/A, RAD/2289/20/7A, RAD/2289/20/8/B and swept path plans 274-21-1 to 5. The development shall not be carried out except in accordance with the drawings hereby approved. Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.

Has the development already started?

- ☒ Yes
☐ No

If Yes, please state when the development was started (date must be pre-application submission)

10/06/2022

Has the development been completed?

- ☒ Yes
☐ No

If Yes, please state when the development was completed (date must be pre-application submission)

25/09/2024

Condition(s) - Variation/Removal

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

the Authority are unhappy with the volume and size of how the dwelling has been built as it was not in accordance with approved drawings .
The applicant wishes to address these issues with a proposal that is more in keeping with the Streetscene and more in keeping with what was approved

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

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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

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

email

Date (must be pre-application submission)

28/10/2024

Details of the pre-application advice received

primarily the "towering outrigger " and main roof were the points of concern . (Reduction of height)
the roof to be reverted back to a hip

All of these points have been addressed

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

SAEED

Surname

POSTCHI

Declaration Date

31/01/2024

☒ 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

BARRY CULLEN

Date

19/02/2025