



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 a Non-Material Amendment Following a Grant of Planning Permission

Town and Country Planning 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

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

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

Easting (x)

Northing (y)

Description

Former East Lancs Paper Mill and Tower Farm and site of existing Millers Cricket Club, off Church Street East, Croft Lane, Cock Clod Street and Brook Street, down to the River Irwell and Baileys Goit in Radcliffe, Bury

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

☐ Yes

☒ No

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Eligibility

Does the applicant have an interest in the part of the land to which this amendment relates?

- ☒ Yes
- ☐ No

If the applicant is not the sole owner, has notification under Article 10 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) been given?

- ☐ Yes
- ☐ No
- ☒ Not applicable

Description of Your Proposal

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

Reserved Matters relating to Outline Planning consent No. 62969 and S73 consent No. 67597, for the Appearance, Landscaping, Layout and Scale of 400No. 1,2,3 and 4 bedroom 2 storey mews and detached dwellings and 2 and 3 storey apartments, including all details required to discharge conditions; 9 (Acoustic Attenuation); 11 (Surface Water Drainage Proposals); 13 WSI for Archaeology; 14 (Bat Roost Assessment); 15 (Bat Survey for New Cricket Club Site); 16 (Otter Assessment); 18 (Bird Survey for New Cricket Club Site); 19 (RAMS for Badger Habitat); 20 Invasive Species Report); 21 (Water Framework Directive Assessment); 22 (No Negative Impacts on River Irwell Ecology); 23 (Landscape & Habitat Creation Details); 24 (Affordable Housing Scheme); 25 (Recreation Scheme); 27 (Phasing Plan); 28 (Internal Road Pattern Details); 29 (Scheme of Levels, Drainage & Modelling to support Approved FRA); 31 (FFL's of Dwellings); 32 (River Irwell Buffer Zone Details); 37 (Replacement Cricket Club Facilities); 39 (Highway Details); 40 (Scoot at Water Street); 41 (Parking Strategy); 44 (Travel Plan)

Reference number

70284

Date of decision

13/05/2025

What was the original application type?

Approval of reserved matters

For the purpose of calculating fees, which of the following best describes the original development type?

- ☐ **Householder development:** Development to an existing dwelling-house or development within its curtilage
- ☒ **Other:** Anything not covered by the above category

Non-Material Amendment(s) Sought

Please describe the non-material amendment(s) you are seeking to make

Amendment to increase the width of the road connecting Cock Clod Street, Church Street East & Cross Lane from 5.5m to 6.5m. This in turn requires the amendment of the landscaping, SW Proposals / FFL and the internal road layout drawings listed for condiiton 11, 23, 25, 28, 31 & 32.

Please state why you wish to make this amendment

As requested by the Highways Authority

Are you intending to substitute amended plans or drawings?

- ☒ Yes
- ☐ No

If yes, please complete the following details

Old plan/drawing numbers

PLANNING LAYOUT

LANDSCAPING, RECREATION & BUFFER SCHEME – CONDITION 23, 25 & 32

INTERNAL ROAD LAYOUT - CONDITION 28

SW PROPOSALS & FFL – CONDITION 11 & 31

New plan/drawing numbers

PLANNING LAYOUT

Dwg No: PL0-P1 - Rev R - Parcel 1 & 2 - Planning Layout

Dwg No: PL0-P2 - Rev R - Parcel 3 & 4 - Planning Layout

Dwg No: PL0-P4 - Rev R – Planning Layout

LANDSCAPING, RECREATION & BUFFER SCHEME – CONDITION 23, 25 & 32

Dwg No: M3477-SD-01-V20 Landscape Masterplan – Barnes Walker Ltd

Dwg No: M3477-SD-08-V04 Urban Swale & Shrub Planting Plan

INTERNAL ROAD LAYOUT - CONDITION 28

Dwg No: 22166 - PL141 - Adoptable Kerbing & Surface Finishes – 1 of 2

Dwg No: 22166 - PL142 - Adoptable Kerbing & Surface Finishes – 2 of 2

Dwg No: 22166 - PL301- Adoptable Carriageway - Construction Details

Dwg No: 22166 - PL115 (i) - Visibility Splays - Layout Plan - Sheet 1 of 2

Dwg No: 22166 - PL115 (ii) - Visibility Splays - Layout Plan - Sheet 2 of 2

Dwg No: 22166 - PLDSP01 - Drive Swept Path Analysis - Refuse - Sheet 1 of 2

Dwg No: 22166 - PLDSP02 - Drive Swept Path Analysis - Refuse - Sheet 2 of 2

Dwg No: 22166 - PLDSP03 - Drive Swept Path Analysis - Private Car - Sheet 1 of 2

Dwg No: 22166 - PLDSP04 - Drive Swept Path Analysis - Private Car - Sheet 2 of 2

Dwg No: 22166 - PLDSP05 - Drive Swept Path Analysis - Fire Tender - Sheet 1 of 2

Dwg No: 22166 - PLDSP06 - Drive Swept Path Analysis - Fire Tender - Sheet 2 of 2

SW PROPOSALS & FFL – CONDITION 11 & 31

Dwg No: 22166 - PL101 - External Levels & Features - Layout Plan - Sheet 1 of 9

Dwg No: 22166 - PL111 - Drainage Strategy - Layout Plan - Sheet 1 of 2

Dwg No: 22166 - PL112 - Drainage Strategy - Layout Plan - Sheet 2 of 2

Dwg No: 22166 - PL121 - Surface Water Catchment Areas - Layout Plan

Dwg No: 22166 - PL231 - Sludge Main - Longitudinal Section - Sheet 1 of 2

Dwg No: 22166 - PL232 - Sludge Main - Longitudinal Section - Sheet 2 of 2

Dwg no: 22166 - PL109 - External Levels & Features - Layout Plan - Sheet 9 of 9

Dwg no: 22166 - PL226 - Sludge Main Crossings - Cross Sections

Dwg no: 22166 - PL161 - Flood Route Exceedance - Layout Plan - Sheet 1 of 2

Dwg no: 22166 - PL162 - Flood Route Exceedance - Layout Plan - Sheet 2 of 2

Report Ref: 22166 - Storm Network 1 - 100yr + 45%

Report Ref: 22166 - Storm Network 2 - 100yr + 45%

Report Ref: 22166 - Storm Network 3 - 100yr + 45%

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

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Declaration

I/We hereby apply for Non-Material Amendment 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

Morris Homes North

Date

01/12/2025