

# THE EMERSON GROUP

CELEBRATING 60 YEARS



Helen Williams  
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PLANNING DEPARTMENT

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Our ref: GB/Planning

24<sup>th</sup> November 2023

Dear Helen

**RE: S73 APPLICATION TO VARY CONDITION 1 OF PLANNING PERMISSION 86115/11 AT 63 THE LINKWAY, HORWICH, BOLTON BL6 6JA – SUBMITTED ON BEHALF OF ORBIT INVESTMENTS (NORTHERN) LIMITED**

This application seeks to vary condition 1 of planning permission 86115/11 to allow occupation of the unit by a charity shop.

Control over the goods that can be sold in the unit is provided by planning condition 1 on existing permission 86115/11 which states that ‘... up to 20% of the net retail sales floorspace within the unit may be used for the sale of clothing and fashion accessories (unless otherwise agreed in writing by the Local Planning Authority) and, for the avoidance of doubt, any net retail sales floorspace within the unit not used for the sale of such goods may be used for the sale of ‘bulky goods’ permitted under Class A1 of the Use Classes (Amendment) Order 2005.’

This application seeks to amend condition 1 to include use as a charity shop.

Full details of the changes sought are set out in the accompanying Maddox Planning and Retail Statement (November 2023).

A non-material amendment application is submitted alongside this S73, to remove reference to the 20% floorspace restriction within the existing description of development of 86115/11, as full control of the goods to be sold is provided by condition 1.

Yours sincerely,



**Graham Bee**  
**Group Planning Manager**

Encs. (Electronic submission - Planning Portal)