



Historic England

Ms Helen Leach  
Bury Council  
3 Knowsley Place  
Duke Street  
Bury  
BL9 0EJ

Direct Dial: 0161 242 1412

Our ref: P01570810

9 February 2024

Dear Ms Leach

**T&CP (Development Management Procedure) (England) Order 2015  
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**FORMER EAST LANCS PAPER MILL & TOWER FARM, CHURCH STREET EAST,  
CROSS LANE, COCK CLOD STREET & BROOK STREET, RADCLIFFE, M26 2PG  
Application No. 70284**

Thank you for your letter of 5 January 2024 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

**Historic England Advice**

The application is for the discharge of a range of conditions attached to application 62969. The majority of the conditions concerned lie outside the remit of Historic England. The main one of relevance to Historic England is condition 13, concerning archaeology, on which we have already commented (our letter of 15 January 2024).

Condition 37 refers to the replacement facilities for the Cricket Club. These would be located towards the north of the application site, close to the remains of Radcliffe Tower, a medieval fortified dwelling whose significance is recognised by its scheduling as an ancient monument (National Heritage List for England entry number 1014721). The scheduled area extends well beyond the standing remains of the Tower, and includes buried archaeological remains associated with them.

As far as the setting of the standing remains of the Tower is concerned, Historic England does not consider that the proposed development would have any significant impact upon it. The setting of the monument currently consists of modern development to the north and west; whilst the area to the south and east is currently undeveloped, it is largely screened by trees and bushes, as shown on the Topographical Survey (drawing PL0-TS-01) submitted in support of the application. The landscaping proposals for the proposed Cricket Club, as shown on the landscape masterplan by Barnes Walker, include the retention of trees and bushes along the northern boundary



SUITES 3.3 AND 3.4 CANADA HOUSE 3 CHEPSTOW STREET MANCHESTER M1 5FW

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of the Cricket Club site. This screening should ensure that there is little intervisibility between the Club's facilities and the standing remains of Radcliffe Tower.

Historic England therefore has no objection to the discharge of condition 37. However, we recommend that the applicants be advised to check regarding the potential requirement for Scheduled Monument Consent for planting at the north east corner of the Cricket Club site, which appears from the information submitted to extend a few metres beyond the boundary of the scheduled monument.

### **Recommendation**

Historic England has no objection to the application on heritage grounds.

Your authority should take these representations into account in determining the application. If there are any material changes to the proposals, or you would like further advice, please contact us. Please advise us of the decision in due course.

Yours sincerely

**Andrew Davison**

Inspector of Ancient Monuments

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