

Our ref: C-0340
25th May 2023

Bury Council
Planning Department
3 Knowsley Place
Duke Street
Bury
Lancashire
BL9 0EJ

Dear Sir/Madam

Re: Application No: 66745 – Development of the ELR's historic locomotive and carriage works site including repair and restoration of the 1857 locomotive work building, the construction of new locomotive running shed, incorporation of associated new workshops and training facilities and construction of a standalone carriage shed.

Further to the Planning Approval for the above development, please find below responses in connection with the Discharge of Planning Conditions 3, 6, 10, 11, 12, 13, 15, 16, 17, 18, 19 which accompany Discharge of Condition submitted via the Planning Portal application ref PP-12174431.

Condition 3

Please see attached the following:

- Interim Ground Investigation and Risk Assessment Report prepared by Leyden Kirby Associates Ltd dated 25th October 2006
- Supplementary Site Investigation & Coal Mining Risk Assessment Report prepared by NX Consulting Ltd dated April 2020
- Letter from The Coal Authority *"To review a Site Investigation Report and Coal Mining Risk Assessment Report and to provide comments on the suitability of a foundation in lieu of further site investigations and remedial works"* dated 15th December 2020.

Condition 6

Please see attached Drainage Strategy Report prepared by Booth King Partnership Ltd dated 4th April 2023.

Condition 10

Please see attached Discharge Conditions Report dated 22nd October 2021 prepared by Blackfryers Consultants.

Condition 11

Please see attached the following:

- Discharge Conditions Report dated 22nd October 2021 prepared by Blackfryers Consultants
- Invasive Species Method Statement dated 25th July 2022 prepared by Blackfryers Consultants
- ELR Invasive Weed Control Plan

Condition 12

Please see attached:

- Discharge Conditions Report dated 22nd October 2021 prepared by Blackfryers Consultants
- Wildlife Area Management Plan prepared by Blackfryers Consultants dated 6th September 2022

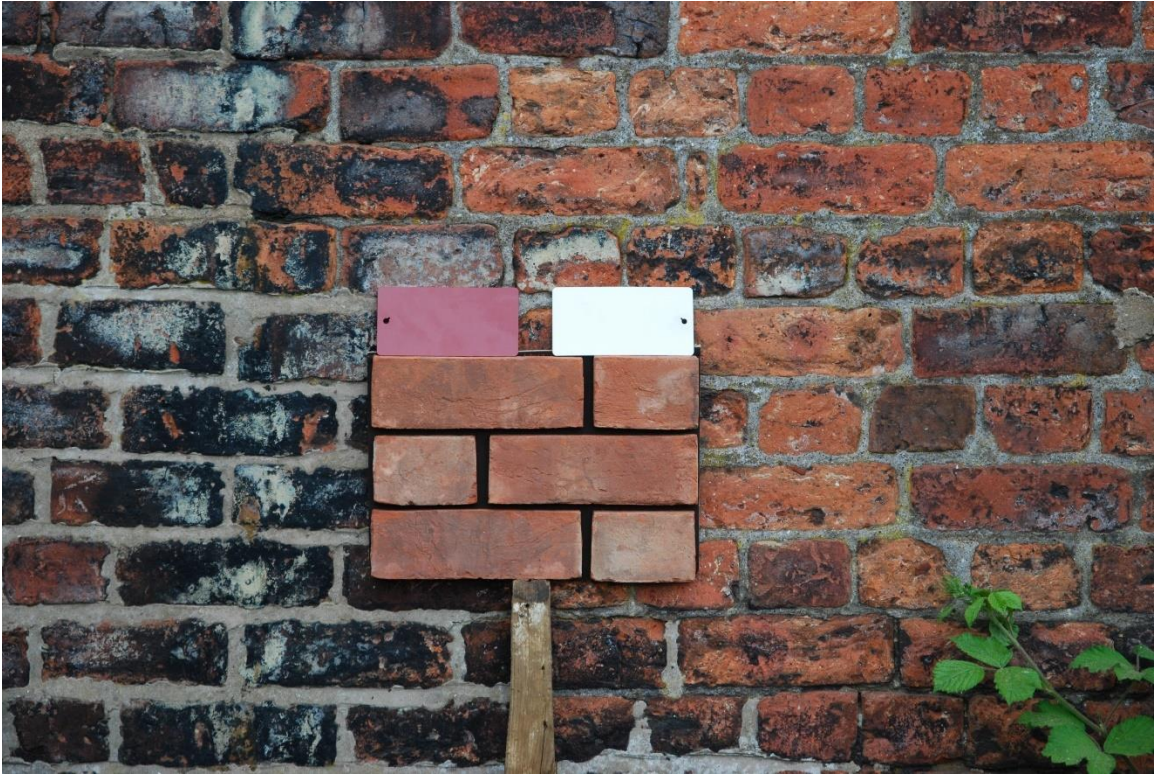
Condition 13

Please see attached drawing C-0340-11 - Site Plan and Fence Elevations prepared by Equilibrium Architects Ltd.

Condition 15

The proposed materials for the construction of the standalone carriage shed and the running shed will include facing bricks (for the construction of the low level plinth detail to the elevations) and the use of light weight cladding materials, including trapezoidal profiled sheeting to walls and roof and pressed metal trims around openings and at key junctions. Powder coated aluminium louvres providing ventilation to the building are provided as a feature along the eaves and verges. The doors and windows will be powder coated aluminium with colours to match the verge and fascia trims.

The sample of facing brick endeavours to match the colour, size and texture of the existing bricks to the 1857 carriage shed building. The colour of the cladding and feature trims are to match the colours currently used by ELR at their railway stations. External paving materials will include pre-cast concrete paving slabs with a natural concrete colour and textured non-slip finish.



Kingspan Facades (ref White 0018 & Red 0002)



Condition 16

Please see attached drawing C-0340-11 - Site Plan and Fence Elevations prepared by Equilibrium Architects Ltd.

Condition 17

Please see attached drawing C-0340-11 - Site Plan and Fence Elevations prepared by Equilibrium Architects Ltd.

Condition 18

Please see attached drawing C-0340-11 - Site Plan and Fence Elevations prepared by Equilibrium Architects Ltd.

Condition 19

Please see attached Proposed Construction and Environmental Method Statement prepared by Equilibrium Architects Ltd dated 25th May 2023.

I trust that the above details are sufficient for the application to be validated and conditions to be discharged, however, if you require any further information, please do not hesitate to contact me.

Yours sincerely

R Shuttleworth

**Richard Shuttleworth
Equilibrium Architects Limited**