

Your ref: 68530
Maze ref: 346.03

Bury Council
FAO Jennie Townsend
The Planning Service

via email

12 October 2022



Dear Jennie,

Planning application reference 68530
Proposed commercial buildings, sports pitch, and highways
JD Campus, Hollins Brook Way, Pilsworth, Bury, BL9 8RR

1. On behalf of the applicant **JD Sports Fashion plc** ('JD' / 'JD Group'), I am pleased to submit updated and additional information for the proposed development of childcare and office campus facilities at JD's Pilsworth headquarters site.
2. Changes shown on the accompanying plans and drawings flow primarily from a meeting with neighbours held on 01 September. Fundamentally the development scheme is unchanged, but adjustments have been made by the design team in response to neighbour feedback, explained later in this letter.
3. Additional technical information is also provided on ecology and ground gas following the completion of additional investigations and analysis.

Submission documents

4. Documents accompanying this submission are listed in **Table 1**, shown on page 2 of this letter.
5. A comprehensive list of planning application plans, drawings and documents submitted for the Council's consideration is contained in **Annex A**, which has been updated to record document changes shown in Table 1.

Table 1 – Documents submitted 11 October 2022

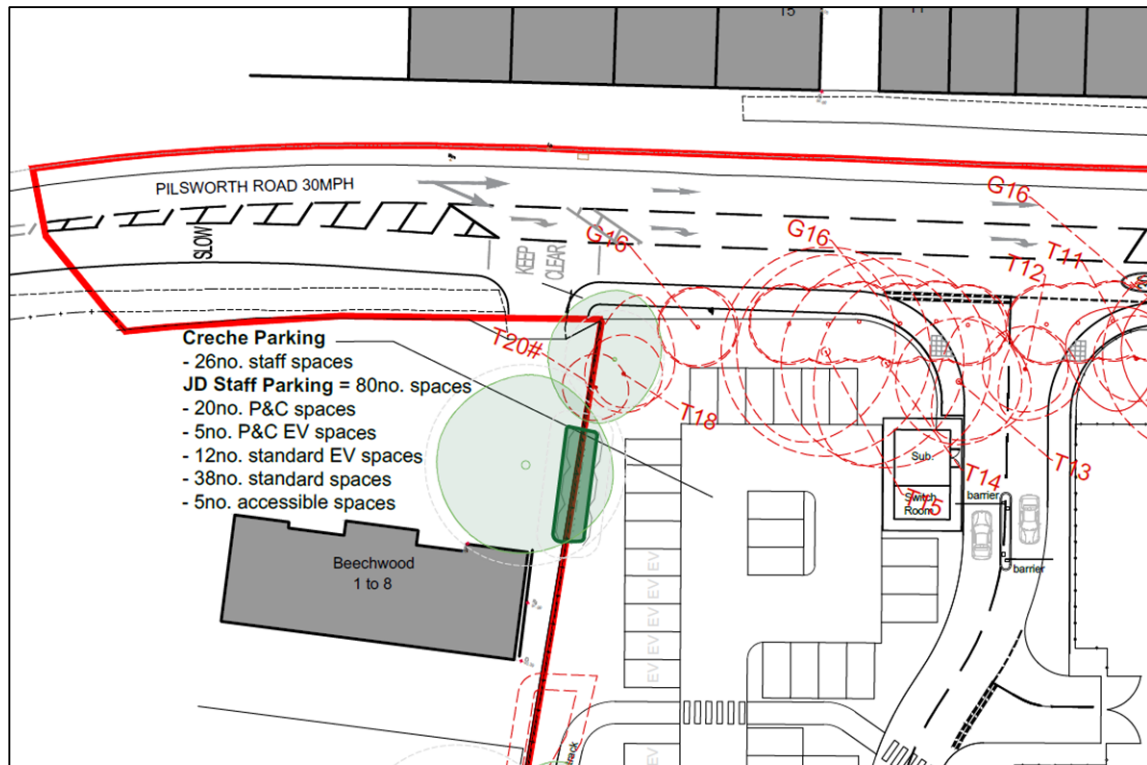
AEW Architectural drawings for approval	
11302-AEW-XX-SI-DR-A-0501-S2-P04	Proposed Zoning Plan
11302-AEW-XX-SI-DR-A-0504-S2-P06	Proposed Site Plan
11302-AEW-XX-SI-DR-A-0505-S2-P04	Proposed Boundary Treatment Plan
11302-AEW-XX-SI-DR-A-0510-S2-P04	Proposed Parameters Plan
11302-AEW-02-00-DR-A-0520-S2-P05	Creche – Proposed Ground Floor Plan
11302-AEW-02-00-DR-A-0521-S2-P05	Creche – Proposed First Floor Plan
11302-AEW-02-00-DR-A-0522-S2-P04	Creche – Proposed Roof Plan
11302-AEW-02-00-DR-A-0530-S2-P05	Creche – Proposed North West Elevation
11302-AEW-02-00-DR-A-0531-S2-P05	Creche – Proposed North East Elevation
11302-AEW-02-00-DR-A-0532-S2-P05	Creche – Proposed South East Elevation
11302-AEW-02-00-DR-A-0533-S2-P05	Creche – Proposed South West Elevation
11302-AEW-02-00-DR-A-0540-S2-P04	Creche – Proposed Section AA
11302-AEW-02-00-DR-A-0541-S2-P04	Creche – Proposed Section BB
11302-AEW-XX-SI-DR-A-0511-S2-P07	Proposed Masterplan Plan (Illustrative)
11302-AEW-02-XX-VF-A-0003-S2-P03	Creche – CGI
CW Studio Landscape drawings	
2206-CWS-XX-GF-DR-L-101-P04	Landscape Proposals – Indicative Site Plan
2206-CWS-XX-GF-DR-L-102-P02	Landscape Proposals – Future Development Outline Plan
Reports and statements	
Bat Survey Report UG_1466_ECO_BSR_01 September 2022	Urban Green
Supplementary Geo-Environmental Appraisal, GRO-21438-3875 20 September 2022	Groundtech

Changes arising from neighbour feedback

6. JD's design team met with residential neighbours on 01 September for a wide-ranging discussion about the design and construction of the proposed Campus scheme. A handful of key issues emerged from that session, summarised below.
 - **Exiting nearby residential developments** - Neighbours living at Beechwood Apartments and The Croft explained that it can be difficult to get out onto Pilsworth Road in their vehicles. That is particularly the case for a right-turn-out manoeuvre, to head east, in the direction of M66 junction 3. Sometimes that is because the road is busy and finding a gap in traffic is hard, and at quieter times vehicles moving at speed on the main road can make the process of exiting more challenging.

- **Beechwood Apartments junction** – the proposed highway works to be undertaken by JD if planning permission is granted have been amended to include provision for a right turn ghost lane in the centre of Pilsworth Road. The lane provides space for residents turning right into Beechwood, out of the flow of main traffic, and creates a protected ‘pocket’ that will aid the right-turn-out manoeuvre when exiting Beechwood. When combined with ‘Keep Clear’ carriageway markings, this proposed arrangement should improve the way the junction functions for the residents.

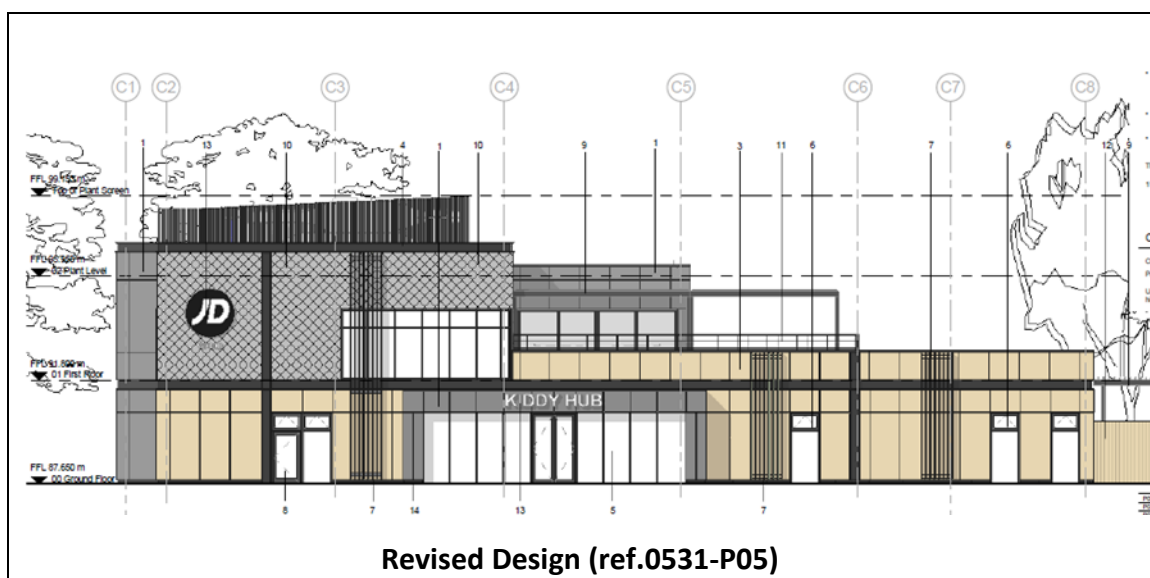
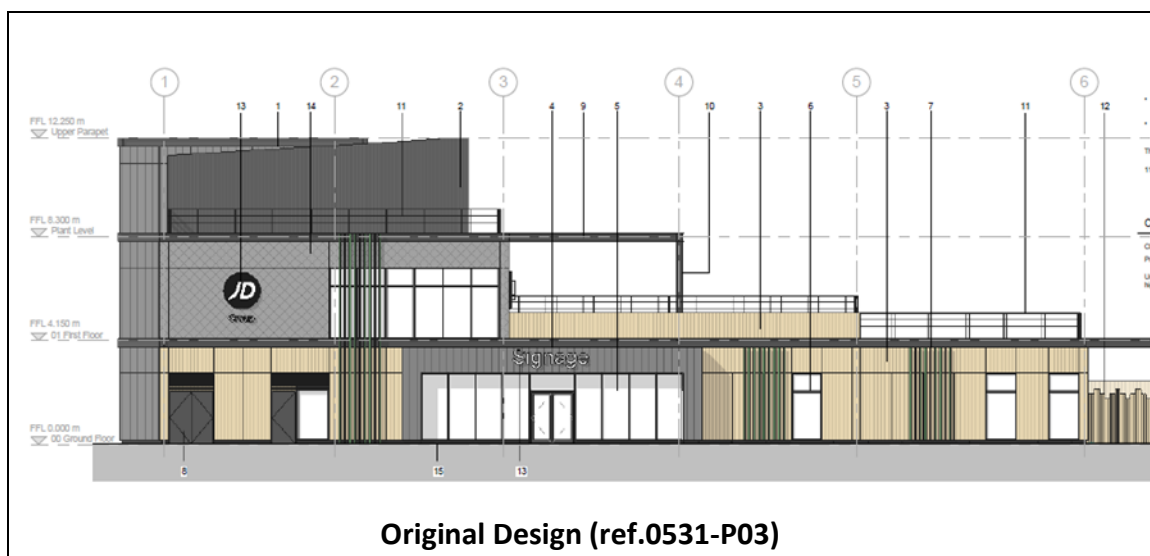
Figure 1 – Extract from Proposed Site Plan 11302-AEW-XX-SI-DR-A-0504 P06



- **The Croft junction** - The problems experienced by residents of The Croft are largely attributed to the existing location and design of the junction; it is sited on a bend in the road which restricts visibility to the east, so residents have a limited view of approaching vehicles. The entrance to The Croft is about 270m from the existing JD site entrance on Hollins Brook Way and would be 165m from the proposed new site access junction. JD’s highway adviser has reviewed The Croft and concluded there are no physical changes that can be made by JD as part of its proposed highway works to improve the existing junction characteristics. The available carriageway width is not sufficient to provide a turning lane or alter junction geometry. JD is committed to working with Bury Council’s highway team to encourage a review of other measures that could influence road users and safety, such as road markings and signage so that conditions for The Croft can be improved as far as practicable.

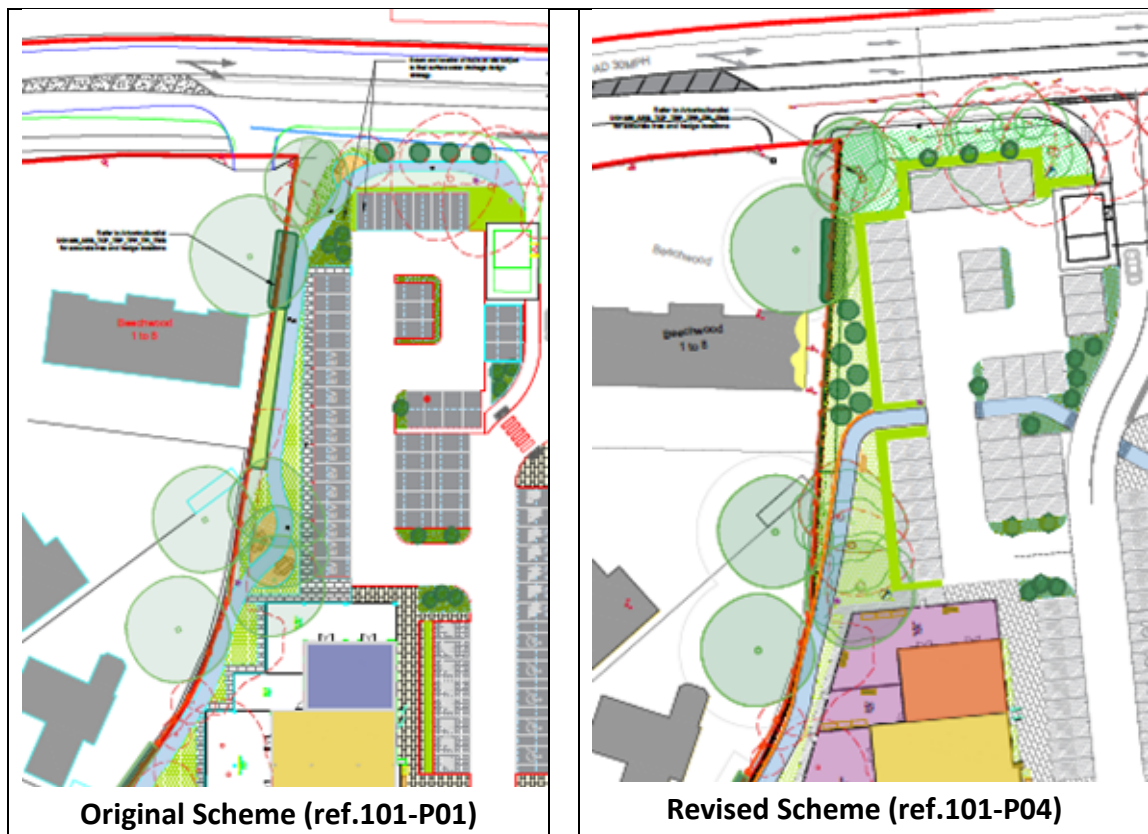
- Creche Building Height** - the height of the creche building has been significantly reduced. Some neighbours commented that it had potential to appear large and potentially overbearing on the boundary because of the level difference between the development site and its neighbours. The building design has been adjusted by JD's design team to remove the plant room level, which reduces the building parapet height by 2.6m metres [from 12.25m to 9.65m above ground level]. Equipment that would have been contained in the plant room has been relocated to an internal plant room at first floor level, leaving only essential external equipment like air handling units mounted on the roof, set behind a low screen which has also been reduced in height as part of this design review.

Figure 2 – Extract from Creche North East Elevation 11302-AEW-02-XX-DR-A-0531



- **Boundary Landscaping** – residents were concerned to ensure good quality landscape treatment of the common site boundary. Beechwood residents noted that existing trees (leylandii and others) had provided a screen to the previous industrial use and the now vacant development site. JD’s landscape adviser has revised the landscape plans to bolster the proposed planting adjacent to Beechwood Apartments and provided assurances to residents that stout, good quality trees will be used to ensure an immediate positive impact. Residents were reassured that the proposed phasing of development would see the creche constructed first, together with landscape planting of the common boundary.

Figure 3 – Revised Landscape Planting Proposals



- **Construction disturbance** – residents shared concerns about the potential for the construction works to be lengthy and potentially disruptive to amenity. JD’s design team reassured residents that construction activity would be carefully managed under the umbrella of a Construction Environment Management Plan [an assumed planning condition] and be undertaken by a member of the Considerate Constructors scheme. The appointed contractor will be obliged to establish and maintain communications with neighbours during the construction phase, and that contact would be additional to ongoing liaison directly with JD. No changes to the scheme are necessary to respond to this issue.

Other design changes

7. Other iterative changes have arisen from the ongoing detailed design work to ready the scheme for construction.
 - **Running track adjustment** – the running track route has been amended to reduce conflict with other elements of the proposal. The illustrative Masterplan drawing shows the route encircling the all-weather pitch and creche building, with a connection into the Country Park.
 - **Public Right of Way improvements** - A public footpath reference **81BUR** passes along Hollins Brook Way, within the proposed development site boundary, connecting Pilsworth Road at the north end of the site to the Hollins Vale Local Nature Reserve on the site's south boundary. Following assessment of its condition work is proposed to remove a dip in the path at its southern end, where it connects to the Nature Reserve. Localised regrading of the path and adjoining land levels, and installation of new knee rail fences is proposed, improving the utility of the footpath. The path alignment is not affected but the improvements will require a Temporary Closure Order to be obtained to allow the works to be carried out safely. The design team has instigated initial consultation with the Council's Rights of Way Officer and an application for the Temporary Closure Order will be made in due course by the principal contractor.

Bat Survey Report

8. A Preliminary Ecological Appraisal and a subsequent Preliminary Roost Assessment were conducted by Urban Green in February 2022. Further surveys were recommended to assess one tree (tree reference T34) identified as having potential for roosting bats.
9. Nocturnal emergence and re-entry bat surveys were conducted in August and September 2022. No evidence of a roost within T34 was found and no further surveys are required to assess the tree. The ecologist's report concludes that the target tree does not contain a bat roost.

Supplementary Geo-Environmental Appraisal

10. Groundtech has undertaken additional site testing and analysis of ground conditions in the proposed development area. A component of the additional assessment was necessary to address observations made by the Council's Contaminated Land Officer [response 27 July 2022, ref.CL1001.21.7.221] about the need for further assessment of ground gas risk because only limited data had been collected from monitoring wells before they were damaged by work to lift and crush the former industrial building slab.

11. Groundtech communicated with the Contaminated Land Officer to determine the best way to proceed with the additional assessment of ground gas risk, agreeing an assessment methodology to be used alongside the existing gas monitoring results.
12. The additional assessment has led Groundtech to conclude that no gas protection measures are necessary for the proposed development. Full details are recorded in the accompanying report.

Summary and Conclusion

13. JD and its design team hope that these adjustments to the proposed development and additional supporting information will be well received by the Local Planning Authority and consultees.
14. The design updates are driven largely by recent consultation with neighbours but are also refinements resulting from the detailed design process as the development is made ready for construction tendering.
15. The further bat surveys completed have concluded that there are no signs of bat roosts within the proposed development site, including a target tree thought to have potential to support bat activity.
16. Supplementary assessment of ground conditions was necessary to investigate a range of issues relevant to development of the site, including the risk from ground gas, but the risk is assessed as being low, so no gas protection measures are necessary.
17. JD and the design team hope that the Council can undertake timely consultation on these revisions and prepare the application for a decision at the first available Planning Committee. If November committee is achievable the JD team stands ready to provide any input necessary to support officers working to that timeline.
18. If you should have any queries about this submission, please contact me directly.

Yours sincerely

Andrew J Watt

Andrew Watt MRICS

**Chartered Planning & Development Surveyor
Partner**

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Annex A

Application documents // 12 October 2022

Forms and notices

Application form	Hybrid planning application, part Full, part Outline with some matters reserved
Notice No.1	JD Sports Fashion plc is applicant and owner

Application fee

Full application for a Commercial Building 1 of 980 sqm gross:	£6,468.00
Outline application for Commercial Building 2 on 0.89ha:	£4,158.00
Total fee:	£10,626.00 (excluding Portal service charge)

Plans and drawings

Drawing number	Drawing title
AEW	
Architectural drawings for approval	
11302-AEW-XX-SI-DR-A-0500-S2-P03	Location Plan
11302-AEW-XX-SI-DR-A-0501-S2-P04	Proposed Zoning Plan
11302-AEW-XX-SI-DR-A-0502-S2-P02	Existing Site Plan
11302-AEW-XX-SI-DR-A-0503-S2-P02	Constraints Plan
11302-AEW-XX-SI-DR-A-0504-S2-P06	Proposed Site Plan
11302-AEW-XX-SI-DR-A-0505-S2-P04	Proposed Boundary Treatment Plan
11302-AEW-XX-SI-DR-A-0506-S2-P01	Proposed Site Sections
11302-AEW-XX-SI-DR-A-0510-S2-P04	Proposed Parameters Plan
11302-AEW-02-00-DR-A-0520-S2-P05	Creche – Proposed Ground Floor Plan
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11302-AEW-02-00-DR-A-0540-S2-P04	Creche – Proposed Section AA
11302-AEW-02-00-DR-A-0541-S2-P04	Creche – Proposed Section BB

Plans and drawings (cont.)

Drawing number	Drawing title
AEW Architectural drawings for illustration	
11302-AEW-XX-SI-DR-A-0511-S2-P07	Proposed Masterplan Plan (Illustrative)
11302-AEW-XX-SI-DR-A-0512-S2-P01	Proposed Site Sections
11302-AEW-01-00-DR-A-0570-S2-P01	Hub – Proposed Ground Floor Plan
11302-AEW-01-00-DR-A-0571-S2-P01	Hub – Proposed First Floor Plan
11302-AEW-01-00-DR-A-0572-S2-P01	Hub – Proposed Second Floor Plan
11302-AEW-01-00-DR-A-0573-S2-P01	Hub – Proposed Third Floor Plan
11302-AEW-01-00-DR-A-0574-S2-P01	Hub – Proposed Roof Plan
11302-AEW-01-XX-VF-A-0501-S2-P01	Illustrative 3D Views (Zone 1)
11302-AEW-02-XX-VF-A-0502-S2-P01	Illustrative 3D Views (Zone 2)
11302-AEW-02-XX-VF-A-0003-S2-P03	Creche – CGI
CW Studio Landscape drawings	
2206-CWS-XX-GF-DR-L-101-P04	Landscape Proposals – Indicative Site Plan
2206-CWS-XX-GF-DR-L-102-P02	Landscape Proposals – Future Development Outline Plan

Reports and Statements

Document title and reference	Author
Arboricultural Impact Assessment UG_1466_ARB_AIA_Final_REV_OO May 2022	Urban Green
Bat Survey Report UG_1466_ECO_BSR_01 September 2022	Urban Green
Biodiversity Net Gain Assessment UG_1466_ECO_BNG_01, May 2022	Urban Green
Biodiversity Enhancement Management Plan UG_1466_ECO-BMP_01, May 2022	Urban Green
Coal Mining Risk Assessment GRO-21438-3119, January 2022	Groundtech
Crime Impact Statement Ref.2012/0008/CIS/01, May 2022	Design for Security
Design & Access Statement 11302-AEW-XX-XX-RP-A-0500-S2-P01, May 2022	AEW Architects
Flood Risk Assessment & Drainage REP-JDS-FRDS-RK-001, May 2022	Kennedy Redford

Reports and Statements (cont.)

Document title and reference	Author
Lighting Strategy (External) 1022986 P02, May 2022	Cundall
Mechanical, Electrical and Public Health Planning Statement 1022986/SY002 rev.A, April 2022	Cundall
Noise Assessment 1022986-CDL-ZZ-XX-RP-AS-45220 P02, May 2022	Cundall
Planning Statement 346.3-PS, May 2022	Maze Planning Solutions
Preliminary Ecological Appraisal UG1466, April 2022	Urban Green
Site Investigation Report Phase 1 Risk Assessment GRO-21438-33118, February 2022	Groundtech
Site Investigation Report Phase 2 Geo-Environmental Appraisal GRO-21438-3308, March 2022	Groundtech
Supplementary Geo-Environmental Appraisal, GRO-21438-3875, 20 September 2022	Groundtech
Sustainability Planning Statement 1022986/SY001, May 2022	Cundall
Transport Assessment 2561.02, May 2022	Eddisons