

Ref: EM/P6071/D

22 May 2024

Bury Council
Town Hall
Knowsley Street
Bury
BL9 0SW

Dear Helen Pressley

Bolton at Home – Fletcher Fold Road, Bury

We are pleased to apply for a Full Plans Planning submission for Fletcher Fold Road, Bury.

We received thorough pre-application planning advice on 19/02/2024 and have worked closely with yourself to address the points raised.

The following plans and supporting information will be submitted in support of the application:

Plan Drawing	File Name
Location plan	6071-POZ-XX-ZZ-DR-A-1100-P01_PLANNING-SITE LOCATION PLAN
Proposed site plan	6071-POZ-XX-ZZ-DR-A-1200-P01_PLANNING-SITE LAYOUT PLAN
Proposed floor plans	6071-POZ-XX-ZZ-DR-A-1210-P04_PLANNING-APARTMENTS FLOOR & ROOF PLANS
	6071-POZ-XX-ZZ-DR-A-1211-P03_PLANNING-BUNGALOW FLOOR & ROOF PLAN
	6071-POZ-XX-ZZ-DR-A-1220-P03_PLANNING-APARTMENT COMPLIANCE PLANS
	6071-POZ-XX-ZZ-DR-A-1221-P03_PLANNING-BUNGALOW COMPLIANCE PLAN
	6071-POZ-XX-ZZ-DR-A-1230-P04_PLANNING-APARTMENTS COMMUNAL FACILITIES
Proposed sections	6071-POZ-XX-ZZ-DR-A-1400-P01_PLANNING-SITE SECTIONS
Proposed elevations	6071-POZ-XX-ZZ-DR-A-1350-P01_PLANNING-APARTMENTS ELEVATIONS
	6071-POZ-XX-ZZ-DR-A-1351-P01_PLANNING-BUNGALOW ELEVATIONS
Proposed Visuals	6071-POZ-XX-ZZ-VS--A-1212-P02_PLANNING-VISUALS SHEET 1
	6071-POZ-XX-ZZ-VS-A-1213-P01_PLANNING-VISUALS SHEET 2
Design Statement	6071-POZ-XX-XX-RP-A-1000-P02_DESIGN AND ACCESS STATEMENT
Bin Store	6071-POZ-XX-ZZ-DR-A-1900-P01_PLANNING-APARTMENT BIN STORE
Supporting Reports	
Design & Access Statement	6071-POZ-XX-XX-PP-A-1000-P01_DESIGN AND ACCESS STATEMENT
Topographical Survey	1_Topographical Survey S23-0937 Rev A
Utilities Survey	2_Utility Survey S23-0938
Transport Statement	3_Transport Statement 1911 1A
Affordable Housing Statement	4_Affordable Housing Statement
Heritage Statement	5_Heritage Statement Fletcher Fold
Planning Statement	6_Planning Statement - Fletcher Fold
Ecological Appraisals	7_10188.002 EcIA Report Fletcher Fold_17052024; 7_10188.001 Fletcher Fold Desk Study; 7_10188.003 Protected Amphibians Report - Fletcher Fold; 7_x10188.003 - The Statutory Biodiversity Metric Calculation Tool - Macro_enabled_02.24 (1); 7_x10188.004 Condition Assessment Sheets
Proposed Site Levels	8_13947-100A Preliminary Site Levels

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Biodiversity Net Gain Assessment & UK HAB Plan	9_10188.003 BNG Report Fletcher Fold_16052024
Arboricultural Impact Assessment	10_Arboricultural Impact Assessment 10188-01-001 V-01
Drainage Strategy	11_13947-200 B Preliminary Drainage Strategy; 11_Flood Risk Assessment - 13947 – 13947; 11_Drainage - MicroDrainage Analysis All Storms 13947
Contaminated Land Assessment	12_Ground Investigation Report 1 Rev B FI
Crime Impact Statement	13_Crime Impact Statement
Coal Mining Risk Assessment	14_Coal Mining Risk Assessment; 14 Coal Mining Report 140121 - Rev A 080324
Energy Statement	15_Energy Statement Z63439 08-05-24
Building Mass & Overshadow study	16_BUILDING MASS AND OVERSHADOWING STUDY
Landscaping Scheme & Boundary Treatment Plans	17_D10188.001 Illustrative landscape plan; 17_D10188.002 Boundary treatment plan; 17_D10188.100 Hardworks Plan; 17_D10188.200 Planting Schedule; 17_D10188.201 Planting plan

Yours faithfully for and on behalf of Pozzoni Architecture Limited

Eleanor McCallum

Eleanor McCallum

cc: Dominic Conway
Paul Philbin
Reece Cumisky
Jaqueline Summerscales

Bolton at Home (via email)
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