



AW6-let-01A

16th December 2025

Bury MBC, Development Control
3 Knowsley Place
Duke Street
Bury, BL9 0EJ

Dear Sir,

Design and Access Statement

**Construction of 3 no. units to accommodate light industry, Use Class Eg(iii) :
Site of the former Sawmills, Spring Street, Ramsbottom**

1 Use :

Having previously received planning permission for 5 no. houses to replace the former sawmills, following resistance from residents of several neighbouring properties, the applicant is revising his proposals to develop a scheme for 3 no. units to accommodate light industry.

2 Amount of Development :

Currently a vacant site, covered with a layer of gravel, our proposal is to construct 3 no. units to accommodate light industry, to be used by trade people in which to store their tools and materials.

Small scale manufacture of components, which can be carried out in a residential area without detriment to the amenity of the surrounding residential properties is proposed, for example joinery goods.

3 Layout :

Two units are to be located on the north side of the site, with one unit to the south, positioned to respect the separation distances from the surrounding houses.

Sufficient space will also be provided for small 'Transit' type vehicles to manoeuvre.

4 Scale :

Similar in height to the surrounding houses, the elevations will be constructed using Bradstone, or similar to a height of 1.5 metres.

Above this, profiled cladding will be used for the upper walls and roof.

The site has already been levelled to reduce the overall height such that the development nestles into the existing landscape.

5 Landscaping :

Much of the existing landscaping has been removed in order to facilitate the construction of the housing scheme (still valid if commenced prior to July 2026).

Additional planting will be carried out during the first season following the development, or to a landscaping scheme to be agreed following any approvals for the proposed units.

6 Appearance :

Constructed in line with the majority of modern units to accommodate industry, they will be fit for use by trades people to rent, and will portray a similar image.

7 Access :

Car parking for disabled access will be available adjacent each unit, with a level access into the building itself.

All entrance doors are at the width required for disabled access by building regulations, each fitted with level thresholds.

WC facilities will be provided to be suitable for use by the disabled, to document M standards, and will have outward opening doors.

All as required by current building regulations.

Note regarding Biodiversity Net Gain (BNG) :

Loss of existing habitats and landscaping have already been taken account of in the developing of a scheme for the houses, approved.

The same principles for the mitigation of such will be applied to the new industrial units.

Should additional information be required, please advise us.

Note regarding Contaminated Land:

A Phase I desk top study has already been carried out, along with intrusive site investigations.

Remedial work to be undertaken in the construction of new housing will be applied to the construction of any industrial units to gain approval.

Should additional information be required, again, please advise us.

Yours sincerely,

Gary Dearden