

Head of Planning
Bury Council
Planning and Building Control
Town Hall
Knowsley Street
Bury
Lancashire
BL9 0SW

18 December 2025

Dear Sir/Madam,

**FULL PLANNING APPLICATION: Erection of a replacement employment unit (following demolition of existing buildings) and extension to an existing unit (Use Class B2 and ancillary staff accommodation/office) and associated works
Unit 3 Irwell Works, Irwell Ind Estate, Lower Woodhill Road, Bury, Lancashire, BL8 1AR.**

On behalf of Riley & Son (E) Ltd, Maybern Planning and Development Limited ('Maybern') has today submitted a full planning application for the following proposed development at Unit 3 Irwell Works, Irwell Ind Estate, Lower Woodhill Road, Bury, Lancashire, BL8 1AR:

Full Planning Application for the Erection of replacement employment unit (following demolition of existing buildings) and extension to an existing unit (Use Class B2 and ancillary staff accommodation/office) and associated works

The application has been submitted via the Planning Portal under reference PP-14353032 and the application fee of £4,789 (including admin fee) has been paid via the Planning Portal.

The application includes the following submitted supporting drawings and reports:

PLANS

- Site Location Plan ref 3690-16A
- Existing Site Plan ref 3690-10A
- Proposed Site Layout Plan ref 3690- 13A
- Northern Unit Staff and Ancillary Building -Plans and Elevations (Existing) ref 3690-02A
- Extension to Northern Unit Staff and Ancillary Building -Plans ref 3690-3D
- Existing Unit Extension Proposed Elevations – ref 3690 -9A
- Proposed Boiler Workshop Unit Plans – ref 3690- 14A
- Proposed Boiler Workshop Elevations – ref 3690- 15A

REPORTS

- Planning Statement including Design and Access Statement and Sequential Assessment For Flood Risk (December 2025) – Maybern Planning and Development
- Arboricultural Impact Assessment and Tree Survey (July 2025)– Iain Tavendale
- Preliminary Ecological Appraisal (December 2025) – Collington Winter
- Flood Risk Assessment and Drainage Strategy (December 2025) – Reford

I trust you have everything required to register this application and I look forward to discussing it with you in the near future. If anything further is required, please let us know.

Yours sincerely,

A handwritten signature in brown ink that reads "Sarah C Jones". The script is cursive and fluid.

Sarah Jones
For and behalf of Maybern Planning and Development