

Applicant's Statement

Proposed demolition and conversion of existing livestock buildings into a new dwelling

Location: Land at the corner of Arthur Lane and Bury Old Road

Property Overview

The present set of livestock buildings were acquired by Mark Jagger from previous owner Patrick Kelly in 1996 or thereabouts. The footprint and outward appearance of the buildings has remained unchanged throughout the following 21 years. Good use has been made of the site for raising of livestock and provision of stabling.

Improvements to the buildings have been planned for a number of years, however, due to longstanding faults with the highway drainage on Arthur Lane(B6196), constant flooding of the buildings has made work of any description difficult and ultimately pointless.

Recently, Bury M.B.C. managed to secure funding for extensive improvement works to surfaces and drainage along the length of Arthur Lane. These works have included measures to permanently prevent highway water from entering the property. Bury M.B.C. have improved the capacity for the east/west highway culvert to express water properly downstream. There has been no repeat of any level of flooding since the Bury M.B.C. rectification works have been carried out.

Photographs taken in 2015 prior to Highway Drainage repairs.



In the passage of time previous opportunities to utilise the property for stabling and livestock rearing have much reduced. Agriculture in the region is going through a period of change, and at the same time, local stabling facilities are plentiful.

Given that, during this time of decreasing potential uses, the family have raised three sons and a daughter to young adulthood, it is apparent that the supply of affordable 'first time' housing for them in Ainsworth village is near non-existent.

With this in mind, given the need to improve the buildings and their overall appearance, it is now obvious that a good use of the buildings is for a younger family member to utilise the buildings in providing a small, modern, efficient dwelling. The existing buildings and the good quality treatment provided by Peel Design Partnership Ltd, will result in a good quality home with minimal impact on the surrounding landscape and very little disturbance to the area during the course of building work.