



JK9-let-05

23rd May 2025

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

Dear Sir,

1no. live-work unit on land to the south of Brick House Farm, Castle Road, Bury, BL9 8QS
Planning Statement:

Following its intensive use as a B1 enclave, a planning application was approved during June 2011 (reference 53633), for 7 no. live-work units, one with an associated barn, plus a central support hub and internal site roads.

By incorporating an element of work within the new dwellings, some spirit of the previous B1 use was retained.

This approval was modified in January 2013 (reference 55738) with a change of design of the 7 live-work units; and again during June 2014 (reference 57530) with alterations to the courtyard elevations, additional chimneys and a revised access to unit 1 over the top of the garage doors.

Minor modification have been approved since 2014, the most notable being the erection of 1 no. live-work unit in lieu of the office hub (reference 63895), with the realisation that the small number of units on the site were insufficient to generate enough work to warrant a hub building.

Our current application is for the erection of one more live-work unit with single storey wrap round, in lieu of the previously approved barn.

Similar is footprint and height, our proposal will have no greater impact on the openness of the Green Belt, and its design will echo a barn like image.

Impact on the Listed Building :

Our proposal for a new live-work unit sits on the other side of the existing office and workshop from Brick House Farm, a grade II listed farmhouse, with an interesting past.

Constructed during 1681, and once the childhood home of Robert Clive who was to become known as 'Clive of India,' due to his involvement in the founding of the British Raj.

His legacy cemented the control of much of the Indian subcontinent by colonial powers.

Our proposal sits well away from the listed farmhouse and will be shielded by the existing and by newly introduced landscaping, so only a mention of its historical link has been made.

No harm or negative effects will be suffered to the setting of the listed farmhouse.

Drainage Statement:

Percolation tests carried out during the construction of the first units, proved the land to be unsuitable for surface water to discharge to soakaway.

A drainage strategy was therefore prepared by Wilde Civil Engineers, and a below ground container installed, sufficient to take the surface water from 10 live-work units plus the surrounding hard landscaped and green field areas.

This storage tank is buried in a field to the west of the site, and is 40 metres in length and 1200mm diameter.

It is calculated to be large enough in size to store the required capacity, then discharge into the nearby Castle Brook at the calculated flow rate.

Regarding waste water, a pumping station has been installed to take all foul drainage, before discharging into the existing mains manhole on Castle Road, to the west of the M66.

The full report by Wilde Civil Engineers, with calculations is available if required.

Previous Ecological Involvement re Great Crested Newts :

During March 2010, an ecological inspection and assessment was commissioned by The Tyrer Partnership, concluding that no roost potential existed for breeding bats; there was an absence of nest places for barn owls; no evidence was found of badger activity.

Four ponds were found to be of interest though, being favourable to the conditions required by Great Crested Newts (GCN).

Pennine Ecological then became involved as specialist in that field, and under Bob Leatham in June 2010 carried out a Presence and Absence Survey.

From this, it was concluded that the development would need a licence from Natural England before any works proceed.

The site was ringed by newt exclusion fences, as required by the mitigation suggested by Pennine Ecological, all as overseen by David Dutton from Bury Council Ecology Unit.

As the live-work units were under construction, an additional application was submitted in April 2019 to change the use of a planned hub building into an additional dwelling.

To accompany this application, we asked David Bentley Ecology Services to provide us with an update regarding our current position in relation to GCNs.

He found that the change of use had no material issues to contend with.

To accompany our fresh application for a new dwelling in place of the approved barn, as the area of the site has increased in size, we have asked David Bentley to again be involved and provide us with his guidance. His recommendations will be forwarded for consideration as soon as available.

Biodiversity Statement :

As with certain other plots on this site, plot 9 will be subject to being self-built by the applicant, and as such is not required to provide any information regarding biodiversity net gain.

Density Statement :

As stated in our request for pre-application advice, as the proposed live/work unit would replace an existing barn that could be implemented, it is considered that the density of the site is acceptable and this was previously established under application 70509.

Policy JP-S2: Carbon and Energy Statement :

The aim of the Places for Everyone Development Plan Document is to develop a carbon neutral Greater Manchester by 2038, which in order of importance seeks to:

- Minimise energy demand.
- Maximise energy efficiency.
- Use renewable energy.
- Use low carbon energy.
- Utilise other energy sources.

Stated within this plan, as an interim measure, development should be consistent with the 2022 Part L Building Regulations, with which our proposal will be fully compliant.

Nationally Designated Space Standards Table :

Accommodating four double bedrooms, each has an area exceeding the required 11.5sq.m, and are at least 2.75m wide.

Having a footprint of 228sq.m, it exceeds the gross internal area required for a two storey dwelling of 124sq.m.

Built in storage area totals 3.0sq.m as required.

Policy JP-C2: Digital Connectivity:

This planning policy required all new development to have full fibre premises connections unless unviable, such that internet connections will be operational and immediately accessible to network providers when occupiers move into new properties.

This policy will be fully embraced, with all ducting installed, along with pull chords, such that no builders work will be required to enable connection.

We consider that a connection hub will be available in the near future to enable full connectivity to all new properties within this development.

Let me know if you need anything further.

Yours sincerely,

Gary Dearden

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