



GK9-let-01

22nd February 2024

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 Reference 70509.**

Following the submission of a planning application for the above, additional information has been requested of which this document provides the heritage, green belt, planning and drainage statements.

Greenbelt Statement:

Surrounded by Green Belt, the site has been used as employment land for many years until around the year 2000, with permission for B1 use.

It has been used in the past by a company repairing, servicing and valeting coaches, and more recently as a rendering plant.

Designed to accommodate heavy traffic, a commercial weighbridge has only recently been removed.



Existing office block and workshop currently standing
between our proposal and the listed farmhouse

Heritage Status:

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.

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, in lieu of the previously approved barn.

Similar in 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.

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, and then discharge at 5 litres per second into the nearby Castle Brook.

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.

Let me know if you need anything further.

Yours sincerely,

Gary Dearden