

71867 – Land Bound to the north by Brightley Brook, Pilsworth Fisheries, Pilsworth Road & Heywood Distribution Park; to the west by Whittle Brook; to the east by Birch Industrial Park and fields; and to the south by the M62 corridor

Application for outline planning permission (all matters reserved) for a national-scale employment development, comprising Storage & Distribution (Use Class B8) and Industrial (Use Classes B2, E(g)(ii) and E(g)(iii)) uses (including, but not limited to, Logistics, Manufacturing Processes and Data Centres), with supporting ancillary uses including Hotel (Use Class C1), Commercial & Business & Service (Uses Class E(a - g)), Education (Use Class F1(a)), Local Community (Use Class F2(a - c) uses, Sui Generis uses (in accordance with the Uses Schedule), and associated demolition works, landscaping, drainage, ecological enhancements, highway works, cycleway and footpath linkages and other ancillary infrastructure.

The part of the application site within the Bury Metropolitan Borough Council administrative area is not part of a conservation area. It contains no listed buildings and only one Non-Designated Heritage Asset (NDHA) – Meadow Croft Fold.

Outside of the application site but within the Environmental Statement assessment area there is one grade II listed building – Brick House and two NDHAs – Thurston Fold Farm Garage and Moss Side.

Meadow Croft Fold has been watermarked for demolition, necessary to deliver the scheme.

There is no objection to its demolition on heritage grounds. The site has been subject to archaeological assessment. It is recommended that, in accordance with the response from the Greater Manchester Archaeology Advisory Service that a Level 2/3 survey, including an assessment of structural timbers for dendrochronology and an archaeological evaluation of the building proposed for demolition is carried out.

Further assessment will be required to be made at reserved matters stage where there will need to be a full assessment of the heritage impact of the proposal on the settings of affected designated and non-designated heritage assets.

Conservation Officer

1/8/25