



OUR REF: SAT230 – Access

YOUR REF: 66064 & 67864

DATE: 2nd February 2024

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Bury Council
Planning Department
3 Knowsley Place
Duke Street
Bury
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Former Tarmac Building Materials Ltd, Stopes Road, Radcliffe, Bolton, BL3 1NR – Access Application

Dear Jennie

Further to our recent discussions, I am providing you with updated information in relation to the above Access Application. I have set out below a summary of the planning history along with what our client is seeking permission for.

We have discussed the approach to this planning application with our respective legal advisors and I believe we agree, Bury Council can register and determine a planning application that essentially seeks to renew the current planning permission for Access without the need to seek the approval from Bolton Council, as such there is no need for a 'dual application'. As a matter of courtesy however, I will notify Bolton Council of our intentions as I understand as part of this planning application, Bury Council will consult with Bolton Council as a neighbouring Authority, particularly given most of the development Site does fall within the administrative area of Bolton Council, aside of the Site access which as you are aware falls within Bury Council's administrative area.

As discussed during our Teams call with yourself and Paul Holmes, we are submitting the following information with this planning application:

1. Updated Planning Application Forms
2. Updated red edge to show the access that we are seeking approval for (the remainder of the land is edged in blue)
3. Previous Transport Assessment
4. Previous Drainage Scheme
5. Information relating to below ground coal workings.

see additional discussion below regarding items 3-5



Planning Background

The Site already benefits from outline planning permission, granted by Bolton Council for the demolition of existing structures and the erection of up to 132 No. residential dwellings with associated public open space (Planning Reference. 09616/20 and 13374/22). In addition to these planning approvals, the Site also benefits from detailed planning permission for Access which was granted by Bury Council (Planning Reference. 66064 and 67864).

Further to the grant of planning permission, our client has been undertaking various enabling works which includes the demolition of buildings, ground remediation works (which has included the identification and treatment of mineshafts), remediation works in relation to contamination and various enabling works to form the development plateaux. These works have taken longer to fully execute than originally envisaged and have been undertaken with the view to disposing the Site to a residential housebuilder.

The works outlined above are nearing completion, however, our client has not yet fully disposed of the Site and is not in the position to implement the Site Access before the planning permission will expire. As such, this planning application seeks approval for the Site access which is identical to that already approved under Planning Reference 67864. The outline approval for residential uses on the remainder of the Site (these works fall within the administrative area for Bolton), remains valid until August 2024. For the avoidance of doubt, this application solely relates to securing a new planning permission for the access road into the development Site.

During our Teams call we agreed it would not be necessary to provide the same level of planning documentation provided for the earlier planning submission which essentially mirrored the wider outline planning application submitted to Bolton Council.

In terms of the Transport Assessment and Drainage scheme, we agreed to re-submit the same documents as previously. Regarding the coal mining point, we are at an advanced stage of discharging related pre-commencement conditions (associated with the Bolton Outline Planning Approval) that relate to coal mining risk, as such, I have submitted the same information with this submission given the Coal Authority will already be familiar with these technical investigations / reports.

Planning Policy

In terms of planning policy, we do not consider there to be any material changes to planning policy since the grant of the most recent planning permission that would have a bearing upon this application. I have not submitted the previous planning statement given this will contain some irrelevant information, however, should you require any form of planning policy note please let me know at your earliest convenience.

Summary

This planning application seeks full planning permission for access to the former Tarmac Site at Stopes Road, Little Lever. This planning application does not seek to deviate from the current approved scheme; however, more time is needed to fully implement the approved development due to site clearance / assembly works having taken longer to complete than



initially envisaged, which in turn has delayed the disposal of this Site to a developer.

We respectfully request the grant of planning permission at the earliest opportunity. If I can be of any further assistance or should additional information be required, please contact me at your earliest convenience.

Yours sincerely,

Shaun Taylor BA (Hons) MCD MRTPI
Managing Director

