

Bury Metropolitan Borough Council
Development Management, 3 Knowsley
Place
Duke Street
Bury
Lancashire
BL9 0EJ

Your Ref 71243

Our Ref CRTR-PLAN-2024-42990

Monday 18 November 2024

Dear Helen Pressley,

Proposal: Proposed alteration to the external façade of existing building, including partial demolition and external works to accommodate a Drive-Thru Lane

Location: Victoria Retail Park, Unit 2, Victoria Street, Bury

Waterway: Manchester Bolton & Bury Canal

Thank you for your consultation.

We are the charity who look after and bring to life 2000 miles of canals & rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is the following **general advice**:

The former line of the Manchester Bolton & Bury Canal passes to the west of the site and is contained by a substantial retaining wall known as being the Olive Street Embankment. This retaining wall can be seen within the planning submission documents. Based on the site plan the proposal is to partial demolish part of the building closest to the retaining wall to incorporate the Starbucks drive-thru within the building and allow external works to enable vehicles to drive around the building.

The details do not make any reference to the condition of the retaining wall (which is not owned or maintained by the Trust). The condition of the retaining wall and particularly the parapet appears to be poor in areas with buddleia and other vegetation growing from the wall. This vegetation will likely overhang the drive-thru lane if not managed. There are also drainage weep holes at the bottom of the wall, and these will need tying into a drainage system or water will likely run across the new drive through road. At least one of these is constantly flowing and especially during and after rainfall. Any excavation required for the drive thru road or drainage must not affect or undermine the wall foundations or impact its structural integrity.

Please do not hesitate to contact me with any queries you may have.

Canal & River Trust Planning Team

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Yours sincerely,

Tim Bettany-Simmons MRTPI

Senior Planner – Major Projects & Infrastructure

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<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

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