

Our ref: JBM0030

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Date: 02 December 2022

David Marno
Planning Department
Bury Council
3 Knowsley Place
Duke Street
Bury
B19 0EJ

Dear David,

Planning Application – Former Texaco Garage, Bury Old Road, Prestwich, Manchester, M25 0EY

RPS Consulting Services Ltd (“RPS”) acting on behalf of Unimore Limited (“the Applicant”) is pleased to submit a full planning application for the demolition of existing structures and erection of mixed-use community/retail building to serve the local Jewish community, including a synagogue and kosher food retail unit at the site of the former Texaco garage, Bury Old Road, Prestwich, Manchester, M25 0EY.

Please note that this is a resubmission of a similar scheme (Ref: 63054) that was approved in 2019, the only change being the removal of one of two internal stairwells.

This application also includes materials submitted in response to pre-commencement conditions (ref: 63054). The applicant would like to agree these details as part of the current application and ensure that work can continue on site promptly after receiving planning permission, with no further pre-commencement conditions to discharge.

The description of the development is as follows:

“Demolition of existing structures and erection of a retail unit (Use Class E) and synagogue with associated car parking, landscaping, associated excavation works and access arrangement and addition of basement for use for storage. Removal of internal stairwell from previously approved application 63054”

The application includes a comprehensive package of supporting documents, plans and elevations which are listed below. The application has been submitted electronically via the Planning Portal and the requisite fee of **£8,778** (excluding the service charge) has been calculated based on an external floor area of **1,409** square metres.

The planning application contains the following plans and elevations:

Table 1.1 Plans

Site – Location and Block plan	DA14079.2.001
Proposed Site Plan	DA14079.2.204
Elevator Section	DA14079.2.904
Proposed GA Elevations	DA14079.2.202

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Proposed GA Plans
Foundation Layout

DA14079.2.201
J7180/F01

The application also contains the following supporting documents:

Table 2.2 Documents

Risk Assessment (Marston & Grundy LLP)	RAJ/DK/10974
Phase 3 Site Investigation Report (Redstart)	649.00.01
SuDS Report (GeoSmart)	65004R1
Construction Management Plan	
Stormwater Management System (Q-Bic Plus)	
Summary of Storm Water Drainage Proposals	

I trust that the submitted documents allow your Authority to validate this application and we look forward to receiving formal acknowledgement in due course. However, should you require any further information please do not hesitate to contact me.

Yours sincerely,
for RPS Consulting Services Ltd



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