



GK11-let-03

22nd April 2024

Bury MBC, Development Control
3 Knowsley Place
Duke Street
Bury, BL9 0EJ

Dear Sir,

Change of Use of vacant land to accommodate 2 no. static caravans for a temporary period of time on land to the south of Brick House Farm, Castle Road, Bury, BL9 8QS
Planning Reference 70658.

Following the submission of a planning application for the above, additional information has been requested of which this document provides the green belt, and the planning 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 light industrial 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 the proposed location of our static caravans and the listed Brick House Farm

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.

Planning Statement:

Our June 2011 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.

A further application has been submitted in tandem with this proposal, to add one more live-work unit in lieu of the previously approved barn.

This current application is to temporarily house the current owner and family of Brick House Farm, a property which is in the process of conveyancing, such that the construction of unit 1 can be completed, which will become their new home.

Usage of the temporary static caravans will be for a period of 2 years, following which unit 1 will be available for occupation, and the static caravans will no longer be required.

They will be removed completely from the site.

Let me know if you need anything further.

Yours sincerely,

Gary Dearden