

From: planning@mbbcs.org.uk

To: development.control@bury.gov.uk

Planning and Building Control, Bury Council

Subject: Planning application reference 69299

Proposed alteration to the external façade of existing building, including partial demolition and external works to accommodate a Drive-Thru Lane | Unit 2, Victoria Retail Park, Victoria Street, Bury, BL8 2EQ

Our comments on planning application reference 69299

This is a neutral comment

The site of the proposed Starbucks is very close to the old gasworks retaining wall (known as the Olive Street embankment). We would assume that the wall is the responsibility of Cadent as the successor body to British Gas and responsible for the gas grid. There is a fenced compound immediately to the rear of the proposed development containing above ground gas mains pipes. We would echo the concerns of the Canal and River Trust in respect of this application. Inspection of the retaining wall revealed a substantial accumulation of buddleia growing in the masonry lines.

A feeder channel for the Manchester Bolton and Bury Canal is still carried along the line of the wall behind the top of the retaining wall.

We would request that conditions be added to any planning decision to (1) ensure that adequate drainage is provided at ground level to take the substantial water flow from weep holes at this location, (2) any disturbance to the buddleia growth for cosmetic purposes is conducted with the cooperation of Cadent and is thoroughly risk assessed, and (3) that any excavation works required to provide the drive-thru road do not disturb the structural integrity of the wall.



The site is presently used by Mencap as a charity shop. It is located opposite the Lidl store on Victoria Street, Bury.



Rear view of the development location showing the gas infrastructure.



View of the current gap between the retail unit and the retaining wall. It is proposed that this will be enlarged to provide a drive-thru road.



View of the feeder channel behind the top of the retaining wall.

Society Background

The Manchester Bolton & Bury Canal Society was founded in 1987, with the principal aim of restoring the canal. It has achieved several successes, despite often difficult economic times. In the 1990s two bridges (one in Salford) were restored to full navigable dimensions. In 2008 the first length of the canal at Middlewood in Salford was fully restored, including construction of a new deep lock allowing access from the River Irwell. The Society built the unique Meccano Bridge in 2012 and then undertook two 'Big Digs' to reveal the flight of six locks at Nob End. The Society continues to work with Bolton, Bury and Salford Councils, as well as with the Canal & River Trust. In the past few years the towpath from Hall Lane to Radcliffe has been resurfaced. The Canal Society has recently finalised a feasibility study with Bolton and Bury Councils and the Canal & River Trust to investigate reopening the canal to navigation from Little Lever to Bury.