

Bury Metropolitan Borough Council
Town Hall
Knowsley Street
Bury
BL9 0SW

FAO: Jennie Townsend

6 August 2025

Dear Jennie

SPURR HOUSE, POLE LANE, UNSWORTH, BL9 8QL
PLANNING PORTAL REFERENCE NUMBER: PP-13674339

On behalf of Watson, please find enclosed an application for full planning permission at the above site. The application has been submitted via the Planning Portal.

The application seeks consent for:

‘Demolition of existing buildings, erection of two blocks comprising 60 apartments, 62 car parking spaces, relocated site access and associated infrastructure and landscaping’.

The apartments will be 100% affordable, for a range of tenures including shared ownership and rent to buy and will be delivered with an affordable housing partner.

The application comprises the following documents, which were agreed during the pre application process with Jennie Townsend:

- Application forms and certificates;
- Covering letter;
- Application fee of £33,360 (+ £85 service charge) made via the Planning Portal;
- Planning Statement prepared by Focus Town Planning dated August 2025;
- Design and Access Statement prepared by TADW dated August 2025;
- Proposed Ground Floor Plan GA (drawing ref: 241352-TADW-00-00-DR-A-0050-P-7);
- Proposed First Floor Plan GA (drawing ref: 241352-TADW-00-00-DR-A-0051-P-6);
- Proposed Second Floor Plan GA (drawing ref: 241352-TADW-00-00-DR-A-0052-P-6);
- Proposed Third Floor – Roof Plan GA (drawing ref: 241352-TADW-00-00-DR-A-0053-P-6);
- Proposed Roof Plan GA - Block B (drawing ref: 241352-TADW-00-00-DR-A-0054-P-5);
- Location Plan (drawing ref: 241352-TADW-00-00-DR-A-0001-P-2);
- Existing Site Plan (drawing ref: 241352-TADW-00-00-DR-A-0002-P-4);
- Proposed Site Plan (drawing ref: 241352-TADW-00-00-DR-A-0010-P-9);
- Proposed Site Plan Showing Roof Plans (drawing ref: 241352-TADW-00-00-DR-A-0011-P-5);
- Proposed Elevations Block A (drawing ref: 241352-TADW-00-00-DR-A-0060-P-8);
- Proposed Elevations Block B Sheet 1 (drawing ref: 241352-TADW-00-00-DR-A-0065-P-8);
- Proposed Elevations Block B Sheet 2 (drawing ref: 241352-TADW-00-00-DR-A-0066-P-8);
- Proposed Site Section and Street Scene Elevation (drawing ref: 241352-TADW-00-00-DR-A-0067-P-6);

- Design Sections (drawing ref: 241352-TADW-00-00-DR-A-0070-P-1);
- Fire Plan Block A – Ground and First Floor (drawing ref: 241352-TADW-00-00-DR-A-0080-P-1);
- Fire Plan Block A – Second Floor and Roof (drawing ref: 241352-TADW-00-00-DR-A-0081-P-1);
- Fire Plan Block B – Ground and First Floor (drawing ref: 241352-TADW-00-00-DR-A-0082-P-1);
- Fire Plan Block B – Second and Third Floor (drawing ref: 241352-TADW-00-00-DR-A-0083-P-1);
- Fire Plan Block B – Roof Plan (drawing ref: 241352-TADW-00-00-DR-A-0084-P-1);
- Material Schedule (drawing ref: P-2);
- Topographical Survey prepared by SurveyEng Ltd;
- Utilities Survey prepared by SurveyEng Ltd;
- Transport Statement prepared by SCP Transport dated July 2025;
- Travel Plan prepared by SCP Transport dated July 2025;
- Access Service Plan prepared by SCP Transport;
- Swept Path Analysis prepared by SCP Transport (drawing ref: SCP/240887/ATR02);
- Air Quality Assessment prepared by Cundalls dated November 2024;
- Noise Impact Assessment prepared by Cundalls dated December 2024;
- Phase 1 Geo Environmental Appraisal prepared by Brownfield Solutions Ltd dated August 2022;
- Phase 2 Geo Environmental Appraisal prepared by Brownfield Solutions Ltd dated November 2022;
- Refurbishment and Demolition Asbestos Survey prepared by Reddish Vale Insulations Ltd dated April 2022;
- Reinspection Asbestos Survey prepared by Reddish Vale Insulations Ltd dated March 2023;
- Remedial Strategy prepared by Brownfield Solutions Ltd dated September 2024;
- Dust Management Report prepared by Cundalls dated November 2024;
- Flood Risk Assessment prepared by Elluc dated August 2025;
- Preliminary Ecological Appraisal, Preliminary Roost Assessment and Biodiversity Net Gain Assessment prepared by Thomson Environmental Consultants dated January 2023;
- Preliminary Roost Assessment and Ground level Tree Assessment prepared by Thomson Environmental Consultants dated November 2024;
- Biodiversity Net Gain Report prepared by Thomson Environmental Consultants dated August 2025;
- BNG metric prepared by Thomson Environmental Consultants dated August 2025;
- Arboricultural Impact Assessment prepared by Thompson Environmental Consultants dated October 2024;
- Landscape Management Plan prepared by Trevor Bridge Associates;
- Hard and Soft Landscaping Plans prepared by Trevor Bridge Associates;
- External Works Layout (drawing ref: 24104-C-140-(C));
- Site Clearance and Demolition Plan (drawing ref: 24104-C-199-(C));
- Road Construction Details (drawing ref: 24104-C-300-(A));
- S278 Layout Plan (drawing ref: 24104-C-500-(F));
- Vehicle Tracking (private car) (drawing ref: 24104-C-701-(B));
- Concept Drainage Layout (drawing ref: 24104-C-1000-(D));
- Highways Dilapidation Survey prepared by DAM Consultants;
- Storm Sewer Design prepared by Elluc Projects Limited;
- Statement of Community Involvement (Within Planning Statement);
- Amenity/Recreation Space report (Within Planning Statement);
- Crime Impact Statement prepared by GMAU dated July 2025;
- Density Statement (within Design and Access Statement);
- Nationally Designed Space Standards Table (within Design and Access Statement);

- Digital Connectivity Statement prepared by Watson; and
- S106 Pro Forma

I trust that this is all that you require to validate the planning application. Should you need anything further, please do not hesitate to contact me.

Yours faithfully



GILLIAN WORDEN
DIRECTOR

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