

09 October 2025

Our Ref: Jon/408/3653/GH

Bury Council - Planning Department
3 Knowsley Place
Duke Street
Bury
Lancashire
BL9 0EJ

Dear Sir or Madam,

Re: Our Clients – Mr G Jones, Mrs L King and Mrs M Ormrod, Brook Farm, Simister Lane, Prestwich, Manchester, M25 2SB, Outline application with all matters reserved for subsequent approval except for access for the complete demolition of an existing farmstead and the erection of no.9 dwellings and associated works

On behalf of the applicants, Mr G Jones, Mrs L King and Mrs M Ormrod, Mr Richards, Gary Hoerty Associates are pleased to submit this outline planning application for the complete demolition of an existing farmstead and the erection of nine dwellings and associated works at Brook Farm, Simister Lane, Prestwich, Manchester, M25 2SB.

The description of development is as follows:

“Outline application with all matters reserved for subsequent approval except for access for the complete demolition of an existing farmstead and the erection of no.9 dwellings and associated works”

The application submission comprises of the following documentation:

- Completed Planning Application Form prepared by Gary Hoerty Associates
- Completed Landownership Certificates
- Plans and drawings prepared by Gary Hoerty Associates:
 - Location Plan (Drawing no: Jon.408.3653 - 04)
 - Existing Plans & Elevations (Drawing no: Jon.408.3653 - 03)
 - Proposed Site Plan (Drawing no: Jon.408.3653 - 05)
 - Proposed Site Plan showing access (Drawing no: Jon.408.3653 – 06)

- Biodiversity Net Gain Report and metric prepared by Ark Ecology Limited
- Flood Risk and Drainage Impact Assessment prepared by Dart Engineers Limited
- Bat Survey Report and Method Statement prepared by Batworker Limited
- Density Statement prepared by Gary Hoerty Associates
- Carbon and Energy Statement prepared by Gary Hoerty Associates
- Digital Connectivity Statement prepared by Gary Hoerty Associates
- Planning Statement prepared by Gary Hoerty Associates

Gary Hoerty Associates trust that the Council has the sufficient information to enable the validation of the application.

We look forward to receiving confirmation of the validation of the application and working with Bury Council throughout the determination period to reach a positive decision.

Should any further information be required, please do not hesitate to contact me.

Yours sincerely

RMitchell

Richard Mitchell

Encl'

CC. Mr G Jones, Mrs L King and Mrs M Ormrod