



KH12-let-01

6th January 2026

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

Dear Sir,

Design and Access / Planning Statement for construction of new office building following demolition of Former Tetlo and Hutchinson Ltd, Raven Street, Bury, BL9 5AT:

An approval was granted for an identical proposal during May 2022 reference 68123, a permission which expired while alternative options were being explored.

Pre-application advice regarding two dwellings on the site were considered, along with an application for housing of persons in social care. These were both considered to be unacceptable.

Our current planning application is for renewal of our consent for use as an office building.

1 Use :

This corner site, located behind a row of terraced houses is currently occupied by a derelict works in unsightly condition, and being progressively vandalised.



Corner of Regent Street and Back Walmersley Road West

2 Amount of Development :

Our proposal is to demolish the derelict works, leaving only the boundary walls in place adjacent numbers 27 and 29 Regent Street, as these support lean-to structures within the rear yards of the surrounding terraced properties.

A new single storey construction is proposed to provide office space, along with the required WC facilities.

As our proposal fills the site, inset footings will be used such as not to encroach beneath the existing adopted footpaths adjacent the site.

Surface water and foul drains would connect to the main sewer system, with rates of discharge similar to the original building.

Fronting the main entrance, a ramp will be constructed at a 1:20 gradient between the site perimeter and a level door threshold, to allow easy access for the disabled.

3 Layout :

An 'L' shape plan would occupy the available site area.

4 Scale :

Single storey in scale, and generally concealed from sight by the existing boundary walls.

5 Landscaping :

No additional landscaping is proposed.

6 Appearance :

Visible elevations would be coated using a through coloured white render, with window and door frames in anthracite grey to match the roof.

7 Access :

The surrounding streets offer on-street parking with no restrictions, along with level approaches to the proposed main entrance.

Public transport links along Walmersley Road linking Bury Town Centre with Ramsbottom are also frequent.

No additional car parking spaces are proposed within the site due to the small scale of development and the ease of access for employees from all surrounding areas.

A ramped surface will be provided across the frontage to allow a level access into the building.

Toilet facilities will be provided, suitable for use by the disabled as supplied within the Sanitary Ware Document M pack.

Any additional requirements of the Local Authority such as the use of contrasting colours to assist the visually impaired, will be provided.

Development of the site will benefit the area by removing this currently neglected eyesore and replacing it with a structure which will be well maintained into the future.

8 DEMOLITION STATEMENT:

This corner site, located behind a row of terraced houses is currently occupied by a derelict works comprising three brick built structures surrounding a small open yard.

These structures are in a poor structural condition and in a poor state of repair, all being in disuse.

Our proposal is to demolish the derelict works, leaving only the boundary walls in place, as these support lean-to structures within the rear yards of the surrounding terraced properties.

9 Contaminants :

Prior to commencement, a survey will be undertaken to determine the extent of asbestos containing materials.

All works in removal of such will be carried out in accordance with the Health and Safety Executive's publication Control of Asbestos Regulations 2012.

10 Services :

Statutory service providers will be contacted to determine the status of surrounding live supplies.

Where required service clearance will be sought prior to operatives entering the site.

All service connections shall be properly terminated and health and safety confirmation obtained from the relevant service authorities.

Exposed drainage will be sealed off as required to the satisfaction of United Utilities and Building Control

11 Site Security :

The area will be protected during demolition by existing boundary walls, supplemented by Heras type fencing panels, 2 metres high.

12 Timescale :

Dependant on the initial surveys and following clearance of contaminants, it is anticipated the total work will take 3 weeks.

13 Method Statement :

- a. Ensure services are disconnected with confirmation from service providers.
- b. Provide prior notification to all occupiers of adjoining properties about the intended works.

- c. Carry out the asbestos survey and manage the asbestos removal.
- d. Manually remove any loose fittings and debris to make unobstructed work areas.
- e. Manually dismantle the roof pitches and remove from site. Use mechanical assistance if required.
- f. Demolish the internal walls using a combination of manual and mechanical means as required, all toppling to be done into the site and away from site boundaries.

In locations connected to site boundaries, care to be taken to ensure that works of removal are appropriate, and that materials are prevented from falling into the adjacent properties.

Walls forming boundaries with the adjacent properties to be reduced in height to remove any brick apex, such that the top of the wall is at a consistent and appropriate level.

The height of neighbouring lean-to roofs to be taken into account and respected.

- g. Banksman to be nominated whilst materials are being removed from within the site.
- h. Demolition materials to be broken into manageable sizes and loaded either into skips or on to lorries to be transported off site for either crushing for re-use or disposal.
- i. Suppression of dust where required will be by means of periodic water spraying.
- j. Hours of demolition will be 8.00 till 17.00 from Monday to Friday and 8.00 till 13.00 on Saturday.
- k. All work to be undertaken by experienced and trained operatives.
- l. Where existing boundaries are considered vulnerable, protective measures to be temporarily provided to stabilise.
- m. Break up any floor slabs and cart away.
- n. Excavate any soil and vegetation. Reduce the site level to an appropriate consistent depth.
- o. Careful dismantling of the perimeter walls fronting Regent Street and Back Walmersley Road West to be the final part of the demolition, with Heras fencing erected to protect the site.

14 Site Completion :

Site area to be over laid using a 50mm MOT base.

All perimeter walls to be examined for structural stability and strengthened where required.

Retained walls to be maintained by pointing or other appropriate treatment with copings added.

Any additional requirements of the Local Authority will be provided.

15 Policy JP-S2 Carbon and Energy Statement :

The aim of the Places for Everyone Development Plan Document is to develop a carbon neutral Greater Manchester by 2038, which in order of importance seeks to:

- Minimise energy demand.
- Maximise energy efficiency.
- Use renewable energy.
- Use low carbon energy.
- Utilise other energy sources.

Stated within this plan, as an interim measure, development should be consistent with the 2022, Part L Building Regulations, with which our proposal will be fully compliant.

16 Policy JP-C2 Digital Connectivity :

This planning policy requires all new development to have full fibre premises connections unless unviable, such that internet connections will be operational and immediately accessible to network providers when occupiers move into new premises.

This policy will be fully embraced, with all ducting installed, along with pull chords, such that no builders work will be required to enable connection.

We consider that a connection hub will be available in the near future to enable full connectivity to all new premises within this area.

Let us know if you need anything further.

Yours sincerely,

Gary Dearden