

Mr D Marno
Head of Development Management
Planning Services
3 Knowsley Place
Bury
BL9 0EJ

Date: 8 October 2021

Our ref: 62406/01/SPM/SR0/20211657v2

Your ref: PP-10246904

Dear Dave

**Land to the West of Radcliffe Moor Road at the junction with Bury New Road,
Bury | Application for Full Planning Permission for the Development of
Sports Pitches**

On behalf of our client Westchurch Homes Limited [Westchurch] and Wyresdale Amateur Football Club [WAFC], we are pleased to submit a full planning application to Bury Council for the development of sports pitches on Land West of Radcliffe Moor Road at the junction with Bury New Road. This full planning application seeks:

“Change of use of the land for use as outdoor sports pitches including engineering operations to form 4 pitches, the construction of a clubhouse, ancillary storage structures, creation of access from Radcliffe Moor Road, parking, landscaping, drainage and associated works”.

This planning application was submitted via the Planning Portal (ref. PP-10246904) on 8 October 2021 and comprises this covering letter and the following submission documents:

- Completed application form and certificates prepared by Lichfields;
- Planning Statement incorporating EIA screening prepared by Lichfields (ref. 19961179v6);
- Design and Access Statement prepared by Good & Tillotson dated September 2021;
- Drawings and plans prepared by Good & Tillotson comprising:
 - Site Location Plan (ref. 2102-GTA-00-00-DR-A-1000);
 - Site Layout (ref. 2102-GTA-00-00-DR-A-1002 Rev. C);
 - Topographical Survey (ref. 2102-GTA-00-00-DR-A-1001 Rev. A);
 - Proposed Car Park Layout (ref. 2102-GTA-00-00-DR-A-1003 Rev. C);
 - Proposed Site Access (ref. B026883 TTE 00 XX PL D 001 P01);
 - Landscape Plan (ref. 6685.01);
 - Proposed Layout (Survey) dated September 2021;
 - Proposed Layout (Schematic) dated September 2021;

- Earthworks Analysis dated June 2021;
- Topography Profile A-AA dated September 2021;
- Topography Profile B-BB dated September 2021;
- Topography Profile C-CC dated September 2021;
- Topography Profile D-DD dated September 2021;
- Topography Profile E-EE dated September 2021;
- Proposed Clubhouse Floorplans Phase 1 (ref. 2102-GTA-00-00-DR-A-1005 Rev. A); and
- Proposed Clubhouse Floorplans Phase 2 (ref. 2102-GTA-00-00-DR-A-1004 Rev. C).
- Ground Investigation Report prepared by Betts Geo Environmental (ref. 20WCH011/GI);
- Desk Study Report prepared by Betts Geo Environmental (ref. 20WCH011/DS);
- Maintenance Building Specification (ref. MBS 01);
- Ecological Survey and Assessment prepared by ERAP (ref. 2021-216);
- Agronomy Report prepared by PSD Agronomy (ref. O/002/RMR/1721/R-PL/210917);
- Framework Travel Plan prepared by Tetra Tech (ref. 784-B026883);
- Transport Statement prepared by Tetra Tech (ref. 784-B026883);
- Drainage Management Strategy prepared by Betts Associates (ref. HYD633_RADCLIFFE.MOOR.ROAD_DMS); and,
- Flood Risk Assessment prepared by Betts Associates (ref. HYD633_RADCLIFFE.MOOR.ROAD_FRA).

The requisite planning application fee is £5,082 and was paid via the Planning Portal at the time of submission along with the £28 portal administration charge.

The Planning Statement considers the proposed development in context of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 [the EIA Regulations]. From our initial assessment of the proposed development and possible environmental impacts in the context of the Regulations, it is considered that the proposed development will not give rise to any significant effects, and an EIA is therefore not required.

The proposal will provide much needed high quality sports pitch provision for Bury. We would therefore request your full support for the proposed development and would welcome a speedy determination of the application.

We trust that the enclosed information allows for the application to be validated and determined at the earliest opportunity. However, should you require any further information, please do not hesitate to contact me on 0161 837 6130.

Yours sincerely



Rebecca Hilton



Associate Director