

September 2005

**dialogue**   
communicating planning  
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Statement of Community Involvement:  
Development Framework/  
Pre Application Consultation Report

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On behalf of

**thornfield**  
*properties plc*

Rock Triangle Redevelopment, Bury

## **1. Introduction**

Thornfield Properties (Thornfield) has been working on proposals to redevelop the Rock Triangle to create a vibrant new eastern quarter in Bury town centre for several years.

The latest proposals will provide a comprehensive package of benefits and include plans for a department store, some 40 additional shops, over 100 new homes, a multiplex cinema and leisure attractions, 1,250 parking spaces and enhanced community facilities. The previous proposals, which also included retail, leisure and residential development, were the subject of extensive pre and post planning application consultation.

These proposals are defined in a revised Development Framework for the Rock Triangle area. Before submitting a planning application to Bury Council, and as part of the formal consultation on the draft Framework, Thornfield has conducted extensive public consultation to keep local people informed of the proposals, listen to their views and ensure that the proposals are right for Bury.

This report describes the methods of consultation carried out by Thornfield Properties, gives details of the meetings and events that they organised and attended and provides the feedback on the proposals that were subsequently received.

Thornfield Properties commissioned Dialogue to work closely with the team, to provide strategic advice and help facilitate public consultation. Dialogue is one of the UK's leading specialists in managing consultation programmes around major development proposals. It offers more than 15 years' experience in successfully providing communications support to development proposals around the UK, working for developers, local authorities and local community groups providing community audits, community and media relations, public consultation and local and national public affairs advice.

## **2. Public Consultation Activity**

In line with local and national government guidelines, Thornfield identified a number of key stakeholders with whom they sought to engage including local residents, businesses, interest groups and their political representatives.

### **2.1 Events**

The following events formed the basis of Thornfield's consultation activity.

#### **2.1.1 Breakfast Briefing**

Local traders and town centre interest groups were invited to attend a breakfast briefing from 8.00am – 10.00 am on Thursday, 6 July at the Village Hotel Bury. Approximately 40 people attended. A list of those invitees who confirmed their attendance can be found in appendix 3.

Using Bury Council's Town Centre Partnership database, letters were sent to all potential attendees with a response form and stamped address envelope. A sample letter can be found in appendix 2.

Thornfield representatives made a twenty minute presentation before taking questions from attendees and speaking to some attendees individually. Comment forms were distributed to attendees and a sample can be viewed in appendix 1.

### **Feedback**

The following subjects formed the basis of questions asked by attendees:

- Relocation of affected businesses
- Timescales for the redevelopment
- Future negotiations with Hornby Buildings tenants and the Sol nightclub
- The new leisure facilities providing competition for out of town complexes
- The number of car parking spaces being provided compared to those presently available
- Integration and links with all town centre attractions
- Provision of shopmobility facilities
- Proposed bus routes and pick up points
- Clarification on the extent of pedestrianisation works
- Estimated total cost of the development
- Management of the car parks and costs
- The open spaces that would be created

### **2.1.2 Public Exhibition**

A public exhibition was held at the Met Theatre on Market Street in Bury town centre on the following days:

- Friday, 22 July 2005 12noon - 6pm
- Saturday, 23 July 2005 10am - 2pm

The event was advertised in the Bury Times, through an article and advert, on Bury Council's website, by writing to key stakeholders and by displaying posters in the local area. Whilst the exhibition was running a large A-board was also displayed on Market Street outside the exhibition venue. A sample of the advertising materials can be found in appendix 1. The press release issued to the local press can be found in appendix 4.

In addition, key stakeholders including councillors, traders and local group representatives were invited to attend a preview evening on Thursday, 21 July 2005, before the exhibition opened it's doors to the public. A copy of the invitation list is included in appendix 2.

Between 85-100 people attended the public exhibition over the course of the two days. Attendance at the preview evening was more limited, which may be as a result of a programme on on-going consultation as the project has progressed. Attendees represented a broad cross section of the community including shoppers, traders, visitors from other local towns, council officers, representatives from Westfield (as owners of the Millgate shopping centre), the young and the elderly. Comment forms were available for attendees and a sample can be found in appendix 1.

In addition to providing attendees with comment forms in the leaflets those that had viewed the exhibition were also encouraged to complete more detailed comment forms that asked respondents for their views on the following statements:

- The Rock Triangle will benefit from regeneration
- The proposals will improve the town centre
- The proposals will benefit shoppers and attract more people to Bury
- New leisure facilities will be a welcome addition to the town centre
- I am generally in favour of the emerging proposals

17 feedback forms were completed during the exhibition and a further 30 have been returned by post.

## Feedback

Within the next section of the document the following key applies to the circular charts.



Agree



Undecided



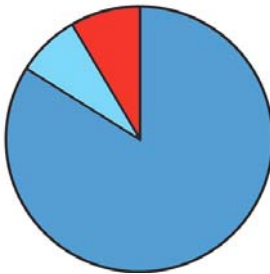
Disagree

### Question:

Generally, I am in favour of the proposals.

### Response:

79% of respondents supported the proposals. 15% were undecided and 6% (3 forms) were not in favour. Those not in favour cited the loss of Hornby Buildings, the location of the Minden Medical Centre and envisaged traffic problems as issues.

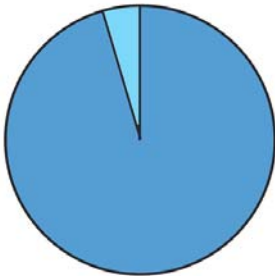


### Question:

The Rock Triangle will benefit from regeneration.

### Response:

An overwhelming 94.5% percent agreed with this statement with a mere 5.5% that are undecided. Most important to note is that there were no respondents who disagreed with this statement and from the responses it can be concluded that the majority of the community supports the proposals. An issue was raised as to whether Bury is at risk of losing its unique character and of becoming a 'clone town'.

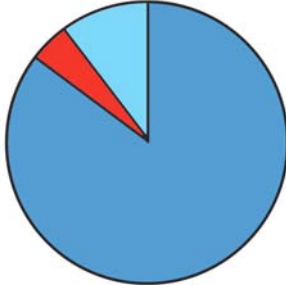


### Question:

New leisure facilities will be a welcome addition to the town centre.

**Response:**

83% of respondents agreed, 11% are undecided and just 5.5% disagree. Reasons given are not specifically related to this element of the development but came from those few respondents who do not support the development overall.

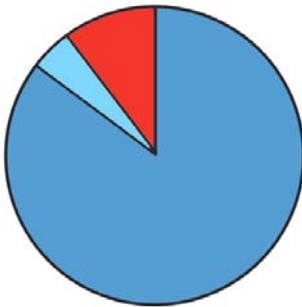


**Question:**

The proposals will improve the town centre

**Response:**

Again a large majority of 83.5% agreed with this, with 11% disagreeing and only 5.5% undecided. A comment was given that the development only favours the new properties and does not take into consideration the loss of access to established businesses on the lower end of The Rock or The Millgate centre.

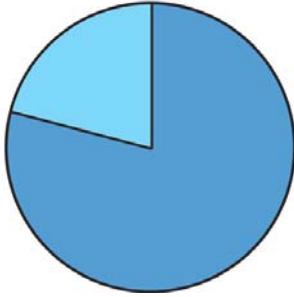


**Question:**

The proposals will benefit shoppers and attract more people to Bury.

**Response:**

78% of respondents agreed with this statement and 22% are undecided. No one disagreed.

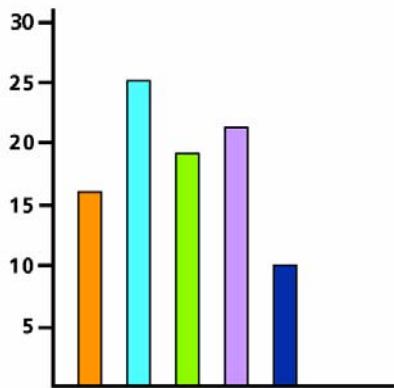


**Question:**

I think Bury will benefit from the following.

**Response:**

The graph below indicates the response received in relation to specific elements of the development.



- More Shops (17 out of 30 responses)
- Department Store (25 out of 30 responses)
- Town Centre Homes (19 out of 30 responses)
- Cinema (22 out of 30 responses)

- Other (10 out of 30 respondents had suggestions for other facilities including: post office; restaurants; ice skating rink; transport; places for children and the elderly; more car parking; function rooms; improved road access)

The following comments were received in writing and are noted below exactly as written:

"We need independent shops to make Bury different from other towns. Create a café culture/ new evening-night life catering for families and somewhere good to eat."

"Please plan the parking carefully. People will stay away if the spaces are not wide enough and difficult to manoeuvre. Also consider parent and toddler parking in addition to the disabled spaces."

"A much needed face lift to this area of the town"

"The sooner the better, especially the cinema."

"Do not like where the medical centre is. Too far away and the main road to cross. What is wrong with putting it more pedestrianised, where people can just walk in? We don't all have cars, am very disappointed where it is."

"It looks well thought out."

"Parking for bingo etc should be given consideration."

Individual comments made related to:

- The need for more leisure facilities such as cinemas, restaurants, bars and cafes in Bury
- The requirement to create a family friendly atmosphere
- Elderly community members would like to see the Minden Medical Centre in a more accessible location, where there is no road to cross
- Increased accessibility for cyclists through new routes and cycle parking
- The need for more toilets in the town centre
- Concern from local shop owners should there be a rent increase if they chose to relocate
- Preference for streets with limited vehicular access rather than pedestrian-only malls



### **2.1.3 Planning Department Exhibition**

A series of exhibition panels were displayed in the reception of the Bury Council planning department at Craig House, Bank Street in Bury town centre. These can be viewed in appendix 1.

Reference copies of the full Development Framework were held at the planning reception together with a supply of leaflets. These were maintained throughout the consultation period.

### **2.1.4 Meetings with Individual Traders**

Thornfield have attended a series of meetings with individual tenants who will be directly affected by the revised proposals. Representatives of the Council were in attendance at those meetings.

Many traders recognise the benefits that the new development and increased footfall will have for their business should they relocate into the scheme.

These discussion meetings are still ongoing, to ensure that all affected businesses are kept informed of the further scheme development and how they may be integrated within it.

### **2.1.5 Presentation to Lead Members**

Thornfield made a presentation to Bury Council lead members and officers on 15 June.

At the meeting time was allocated for open forum discussion.

Bury Council chose to support the consultation draft Development Framework and a press release was then issued to highlight this. The press release can be viewed in appendix 3.

### **2.1.6 Bury Area West Committee**

A presentation was made to Bury Area West Committee on Monday, 18 July to an audience of circa 50 people.

Particular comments were made in relation to:

- The opportunity to phase the car park provision
- The need for quality safe and secure car parking accessible for all
- The need to provide facilities for the young
- Need for proper toilet facilities
- The market demand for additional shop units

- The timetable for development
- The number of residential units and the provision of car parking spaces for those units

The presentation was well received and the Committee asked to be kept informed of future developments.

### **2.1.7 Bury Area East Committee**

A presentation was made to Bury Area East Committee on Thursday, 28 July to an audience of circa 30 people.

Individual comments made related to:

- The need for a bingo hall in the town
- The possibility of dedicated construction training being provided through the local colleges
- The provision of facilities for the less able
- The number of car parking spaces and the potential to provide spaces through a multi storey car park
- The ownership of the development when complete
- The scope to retain Hornby Buildings within the development

The proposals were well supported. The potential to encourage local people to benefit from new employment via dedicated training was a suggestion to be encouraged. In the open forum, Councillor Rothwell spoke in support of the active consultation facilitated by the developer and in particular the encouragement given to providing facilities that are accessible for all.

### **2.1.8 Bury Market Management**

Thornfield met with John Ayres, Bury Markets Manager, and other representatives of Bury Markets including Jim Eagle of the Bury Market Tenants Association and Peter Richardson of the Bury Open Market Traders Association, on Wednesday, 28 July to outline the proposals. The presentation was made at the Markets Management team's weekly meeting.

Representatives from Bury Markets were very supportive of the proposals and commented that they felt the new development will complement other attractions in Bury, including the Markets, and attract more visitors and spending power to the town.

Particular points raised related to:

- The scope for town centre management and in particular to have a town centre manager in place at the start of the construction works to maximise the benefits of development to the town centre as a whole
- The potential to phase the provision of car parking and maintain car parking numbers throughout the construction phases
- The scope to improve direct links to the Market from the proposed multi-storey car park as well as the links to the Rock and Clerke Street
- The need to work with the Council to agree a car park management strategy that benefits shoppers and visitors to the town centre as against commuters

### **2.1.9 Bury and District Disabled Access Council Special Access Group meeting**

A meeting with BADDAC took place on 6 July 2005. To assist those with poor sight Thornfield produced copies of the informative leaflet in a size 36 font.

The proposals were well received and the group welcomed the opportunity to become involved in the project, and influence the design, at an early stage in the process. It was evident that a key interest of the group was in the fine detail of the scheme design and it was agreed that consultation would be maintained throughout the planning process.

The meeting took place with representatives of Bury Council, who attend regular access group sessions to discuss major development scheme proposals.

Particular points raised related to:

- The need for signs of use to the visually impaired
- The provision of accessible public toilets
- The use of dropped kerbs
- The use of non slippery pavement and flooring materials
- Accessibility to upper floors
- Access to and from bus stops and car parks
- Disabled car parking provision
- The need for drop off / pick up points adjacent to key attractions
- The need for access points for private hire vehicles

A response letter from BADDAC is contained in Appendix 2.

### **2.1.10 Police and Crime Prevention Officers**

On 18 July Thornfield met with Gaynor Mason, Local Crime Reduction Advisor, and John McGrath, Architectural Liaison Officer for Greater Manchester Police.

The meeting was welcomed and specific advice will be available from the Police during the course of the planning and development process.

Particular points raised related to:

- The need to protect local amenity and reduce the scope for crime and anti-social behaviour
- The operation of the proposed nightclub and in particular arrangements for access and for queuing
- The design of street furniture and landscaping
- The use of CCTV
- The need or otherwise for shopfront protection
- The protection of users of the proposed car park
- The relationship of the proposed residential apartments to new development in particular leisure uses

### **2.1.11 Greater Manchester Chamber of Commerce**

A meeting was held with local members of the Greater Manchester Chamber of Commerce on 22 August. The group's co-coordinator, Paul Foster, also attended the public exhibition.

Particular points were raised in relation to:

- Availability of units for local traders
- Capacity for the road network to accommodate the additional traffic
- Location of the car parking in relation to the previous scheme proposals
- Provision of public transport facilities
- Distance from bus interchange and evening routes when the Millgate Centre is closed
- Opportunities for local businesses and suppliers during construction

### **2.1.12 David Chaytor MP**

A meeting has been arranged with Bury North MP David Chaytor on 8 September at his constituency offices on Market Street.

### **2.1.13 Greater Manchester Passenger Transport Executive**

A meeting was held with representatives of the Greater Manchester Passenger Transport executive on 22 August. Chris Barnes of the GMPTE also attended the public exhibition.

The principle of rerouting The Rock was supported. The choice of key bus stop locations, adjacent to the proposed main leisure building on Angouleme Way and the proposed department store / medical centre on the new link road, were considered appropriate. Encouragement to provide quality bus stops with waiting areas was given and model examples were quoted at Piccadilly Station, Manchester and Mersey Square, Stockport.

The potential to extend night services beyond the current 23.00 was considered feasible to serve the new leisure facilities.

It was agreed that a dialogue with GMPTE will be maintained during the planning process.

### **2.1.14 Government Office for the North West**

A meeting was held with representatives of the Government Office for the North West on the 18 July 2005 to provide an update from the original proposals and to clarify the nature of the scheme changes from those previously approved.

Issues relating to retail, leisure and housing policies were discussed along with matters that need to be covered in future supporting statements relative to updated national and regional policy guidance. Confirmation was given that if the Council were minded to approve any future planning application it would have to be referred to the Government Office under the shopping direction.

## **2.2 Correspondence**

### **2.2.1 Commission for Architecture and the Built Environment**

The previous proposals were endorsed at a Design Review Panel at CABE. A copy of the amended Development Framework has been sent to CABE for comment. The initial response indicates that a further review presentation may not be required.

### **2.2.2 Daniel Thwaites Brewery**

Thornfield have received representation on behalf of Thwaites, as owners and operators of the Phunky Dory's Diskobah (referred to in the draft Development Framework document as the former Showboat PH). Thwaites object to the inclusion of the public house (situated between the Millgate multi storey car park and the Sol nightclub building off Rochdale Road) within the Development Area Boundary.

The objection can be summarised as: insufficient weight given to the importance of the property as an operational public house; the property is not needed in order to implement the proposals of the Draft Framework; the current use of the property will integrate well with the proposed development; the property provides architectural interest; and the public house generates activity complementary to the development proposals.

A meeting has been arranged to discuss the issues raised with Thwaites and their advisers.

### **2.2.3 URBED**

URBED are the Council's appointed masterplanning and urban design consultants for Bury Town Centre who were responsible for the production of the Bury But Better Town Centre Vision and Development Strategy. They have endorsed the principles of the amended Framework, as being consistent with the Strategy, and in particular support the principle of re-routing The Rock to improve integration and orientating a key axis of development through towards the pedestrianised area of The Rock to aid its regeneration.

URBED will continue to offer urban design guidance throughout the planning process and are to be involved in detailed design workshops led by BDP ,as scheme masterplanners and lead architect.

## **2.3 Additional Consultation**

Thornfield has issued press releases to a range of publications, based on Bury Councils media contact list. The full list can be found in appendix 3.

Thornfield has provided text and images for Bury Council's newsletter.

The Amended Development Framework has been publicised on the home page of Bury MBC's web page at [www.bury.gov.uk](http://www.bury.gov.uk). It was made available for download throughout the consultation period and will be maintained, and updated at key stages, on this site during the development process.

## **2.4 Materials**

A range of materials was produced to effectively communicate the details of the scheme to a variety of different audiences with different interests and potential concerns.

### **2.4.1 Informative Leaflet**

To ensure that stakeholders were aware of the proposals and had access to accurate material regarding the proposed new town centre development, a special leaflet with comment form was produced and distributed at all meetings.

Leaflets were also handed out along Market Street, left at Craig House to accompany an unmanned exhibition and distributed to local libraries.

The comment forms could be posted back to a freepost address and each included a contact name and telephone number, should the reader require any further information.

A sample leaflet can be viewed in appendix 1.

#### **2.4.2 Draft Amended Development Framework**

Copies of the Draft Development Framework associated with the scheme were available to view at the public exhibition and on line at Bury Council' s website.

Additional copies of the document were also given to interest groups and those directly affected by the redevelopment proposals.

A large font text copy was supplied to those with visual difficulties. A text only electronic version was also supplied for those wishing to use computer text-to-speech facilities.

#### **2.4.3 PowerPoint presentation**

PowerPoint slides were used at many meetings to accurately convey the scheme to interested parties. These presentations were updated to reflect the needs of different audiences.

#### **2.4.4 Exhibition panels**

A selection of A1 exhibition panels were used to explain the proposals to those who attended the public exhibition.

The twelve panels explained elements of the scheme in detail and included artist's impressions and before and after site plans that were easy to interpret.

A sample of all the boards can be viewed in appendix 1.

A selection of exhibition panels were displayed at the reception of the Bury MBC planning department at Craig House in Bury town centre.

#### **2.4.5 Questionnaires**

In addition to the comment forms included in the leaflets, a more detailed questionnaire was made available for public exhibition attendees to complete.



This form could be posted in a ballot box on the day of the event or returned to a freepost address.

A sample of the comment form can be found in appendix 1.

### **3. Conclusion**

Pre-application consultation has highlighted a widespread interest in Thornfield's revised proposals for the Rock Triangle and identified overwhelming support for the scheme.

A wide range of local people are keen to demonstrate their support for Thornfield's proposals, including local representatives, existing site neighbours and proposed new businesses, shoppers and visitors to Bury town centre.

From the feedback we have received via forms and from speaking to people at the exhibition it is agreed that the Rock Triangle is in need of regeneration and Thornfield's proposals offer many benefits to Bury.

Any negative comments generally came from those who were directly affected by the proposals, and the concerns were very specific to their individual situation.

There were a number of specific elements highlighted through the process that need to be reviewed in order to improve upon the scheme concept and design.

The following matters are particularly identified for review as part of the development of detailed proposals:

- The incorporation of a range of smaller retail and food and drink units to accommodate smaller businesses and local independent traders
- A design for the car park to provide a safe and secure environment for all
- The provision of additional shopmobility services
- Access to and from the medical centre to include car park provision adjacent to the building, footpath connections and crossings to bus stops and pick up / drop off points for taxis and emergency vehicles
- The development of local construction training programmes
- The provision of a town centre manager

- The phasing of the development in particular the provision of car parking to service the town centre during the construction stage

In relation to the specific concerns of Thwaites, the Framework seeks to encourage the redevelopment of the site. It is proposed to amend the Framework to encourage either a reconfiguration of the current property or redevelopment consistent with the stated urban design principles. There is an opportunity to improve the integration of the property with the surrounding area, recognising that the property could contribute more fully as a food and drink destination in the context of its strategic town centre location.

In response to the consultation process, Appendix 5 contains a full list of proposed amendments to the Development Framework document.

## 4. Appendices

### Appendix 1 – Materials Produced

- Comment Form – Breakfast Breifing

**The Rock Triangle Breakfast Briefing** thornfield properties plc

Please sign in.

Thank you for visiting our breakfast briefing. We hope you have found it useful and informative. Please complete this form, by ticking the boxes below, to let us know your views on our emerging proposals.

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Postcode: \_\_\_\_\_

	Strongly agree	Agree	Neutral	Disagree
• The Rock Triangle will benefit from regeneration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• The proposals make a positive contribution to Bury	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• The proposals improve the town centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• The proposals will attract more shoppers to Bury	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
• I am generally in favour of the emerging proposals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Further comments: \_\_\_\_\_


Please post this form in the ballot box provided

The information you provide will only be used for the purposes of this consultation exercise. The data will be held securely in accordance with the Data Protection Act 1998 and will not be published on our website.

- A Board – Exhibition Advertising

**Public Exhibition** thornfield properties plc

Thornfield Properties invites you to see the latest proposals for the transformation of the Rock Triangle in Bury town centre.



**Venue:**  
The Met  
Market Street  
Bury

- **Friday, 22 July 2005**  
12noon-6.00pm
- **Saturday, 23 July 2005**  
10.00am-2.00pm

**Everyone is welcome to attend so please take a moment to pop in and share your views with us.**

- Appeared in the Bury Times – Exhibition Advertising

**Public Exhibition**

Thornfield Properties invites you to a public exhibition to see the latest proposals for the transformation of the Rock Triangle in Bury town centre.

Venue:  
The Met  
Market Street  
Bury

Friday, 23 July 2005  
12noon-6.00pm

Saturday, 23 July 2005  
10.00am-2.00pm

Members of the Thornfield project team will be available to explain the proposals, listen to your views and answer any questions.

**thornfield**  
properties plc

Further information can be found on the Bury Council online page [www.bury.gov.uk](http://www.bury.gov.uk) Emily Wakeman on 020 7337 6606

- Comment Form – Public Exhibition

**The Rock Triangle Public exhibition** **thornfield**  
properties plc

Thank you for visiting our public exhibition. We hope you have found it useful and informative. Please complete this form, by ticking the boxes below, to let us know your views on our emerging proposals.

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Postcode: \_\_\_\_\_

	Strongly agree	Agree	Neutral	Disagree
<input type="radio"/> The Rock Triangle will benefit from regeneration	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="radio"/> The proposals will improve the town centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="radio"/> The proposals will benefit shoppers and attract more people Bury	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="radio"/> New leisure facilities will be a welcome addition to the town centre	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<input type="radio"/> I am generally in favour of the emerging proposals	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Further comments

Please post this form in the ballot box provided  
Or alternatively please return the form by post by the 8th August 2005 to the following address:  
The Rock Triangle, Dialogue, Freepost NAT3717 London SE1 2BR

We acknowledge you provide such information for the purposes of facilitating our services. The data will be held securely in accordance with the Data Protection Act 1998 and will not be disclosed to any third parties.

- Set of 3 Boards – Displayed at Craig House

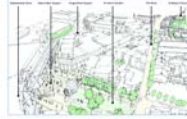
## The Benefits for Bury

Thornfield's previously approved proposals for the Rock Triangle have been improved upon and now include:

- A large department store and 40 additional shops
- New attractions, including a multiplex cinema, bingo hall, restaurants and bars
- Enhancing St John's Gardens and creating new public spaces
- Upgraded public transport links
- Improved pedestrian and cycle access in and around the site
- A state of the art medical centre
- 100 desirable apartments, above the shops and leisure facilities
- A new church building for the United Reformed Church, presently situated on Rochdale Road
- 1,250 car parking spaces across the site



Improved links to the rest of the town centre



Aerial view of proposed development

In addition, the new development will also generate over 1,500 full and part time jobs.

## Next Steps

Thornfield is now conducting extensive public consultation to ensure the views of local people are incorporated in the scheme. Once the proposals have been finalised, it is likely that a planning application will be submitted to Bury Council in autumn 2005.

If planning permission is granted, work will begin on site in late 2006.

Construction will be phased to ensure minimum disruption and is expected to be complete by 2008.

**thornfield**  
properties plc

## The Scheme in Detail



**thornfield**  
properties plc



## Shaping the Future of the Rock Triangle

We are committed to creating a vibrant and sustainable community in the Rock Triangle and would like to know your views on the proposals.

The plans have been carefully designed to provide new attractions for local people and to create a new, vibrant community in the area. As the first chance shopping destination for the area.

**The plans include:**

- A new shopping centre
- New shops and larger format stores
- New restaurants and cafes
- A new cinema and public house
- A new primary school
- A new park and play area
- A new bus stop and pedestrian crossings
- A new cycle route
- A new car parking system
- A new bus stop and pedestrian crossings

## About Thornfield

Thornfield Properties plc, specialists in large, mixed-use town centre regeneration schemes, has been awarded the contract to regenerate the Rock Triangle in Bury, Thornton & Bury, a new development partner for a number of other regeneration schemes in Greater Manchester, including Bury, Bolton, Rochdale, Oldham, Tameside, Wigan, Salford, Stockport, Trafford, Wigan, and Wigan & Bolton.

## Next steps

Thornfield is a privately owned company, whose major shareholders include Northern Finance, a Government-backed investment company, and Bury & Bolton Regeneration, a local authority-led company. For more information about Thornfield please contact us on 0161 257 0000.

## Your views

Before submitting a planning application to Bury Metropolitan Borough Council the local authority and the proposals have been heard to incorporate the views of local people. Subject to planning permission being granted, work could start on site in 2008 and be completed in 2010.

For further information please contact Emily Wilkinson on 0161 257 0000.

2

The Rock Triangle  
Dialogue  
Freeport MAT3717  
London SE1 2BR

- Informative Boards – Public Exhibition

## The Scheme in Detail

thornfield properties plc

## The Project Team

The core project team working on the latest proposals to transform the Rock Triangle includes:

**thornfield**  
 Developers Thornfield Properties plc specialise in mixed-use town centre regeneration schemes.

As well as being Bury Council's chosen development partner for the Rock Triangle, Thornfield is also working in partnership with a number of other local authorities including the City of London Corporation, Mid Sussex District Council, the London Borough of Hounslow, Stockton on Tees Borough Council and Winchester City Council.

Thornfield is a privately owned company whose major shareholders include Lehman Brothers (a US investment bank) and Bank of Scotland.



Images of recently completed projects

**BDP** BDP, an award winning multi-disciplinary practice of architects, urban designers and engineers, has been appointed as executive architects and masterplanners.

BDP is chief designer on a series of major urban redevelopment projects in Liverpool, Sheffield, Norwich and overseas in cities such as Melbourne.

BDP is author of best practice guidance on urban design and retail development and its masterplans were commended in 2004 by the Commission for Architecture and the Built Environment in their publication 'Retail Reviewed'.

Thornfield and BDP are assisted by a team of experienced consultants including:

- JMP Consulting – Transport Consultants
- GVA Grimley – Town Planners
- Dialogue – Communications Advisors

**thornfield**  
 properties plc

## Leisure Activities

In addition to more shops, the scheme will bring a wide range of much needed leisure facilities to Bury, including:

- A multiplex cinema
- A bingo hall
- An improved nightclub building
- A bowling alley
- A variety of restaurants, bars and cafes to suit all tastes



Shoppers and visitors will also be able to take advantage of upgraded outdoor space. St John's Gardens will be enhanced and three new public spaces with seating will also be created for people to meet and relax in.

The new development with its mix of attractions will provide a safe and attractive environment that builds on Bury's existing strengths whilst being instrumental in creating new ones.

Leisure facilities including a multiplex cinema



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## A Sense of Community

There is a growing demand for new homes in town centre locations, close to shops, public transport and leisure facilities. Meanwhile, environmentally friendly homes that reduce reliance on cars are also high on the government's agenda.

To satisfy both these needs over 100 apartments will be built above the proposed retail units, providing a mix of 1, 2 and 3 bedroom homes, many with balconies.

Improved community facilities will also be provided for new and existing residents.

- The Minden Medical Centre will be replaced by a new state of the art building, providing better facilities and more space for the practice.
- The United Reformed Church on Rochdale Road will be relocated to a new purpose built facility on School Brow car park.



Existing Medical Centre and Church

The relocation of both the Medical Centre and Church will be carefully planned to ensure the current premises remain open until the new buildings open their doors to the public.



Shops and new homes surrounding St John's Gardens

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## Improved Accessibility

Good accessibility to the town centre has always been regarded as crucial to the success of any new development. We are confident that the latest scheme for the Rock Triangle provides safe and convenient access for all.

Some areas of The Rock will be closed to cars and the site will be pedestrian and wheelchair friendly throughout.

Footpaths will be upgraded and new links with the rest of the town centre established to enable visitors to utilise a variety of routes from the Rock Triangle to the Markets, Millgate Shopping Centre and elsewhere.

Thornfield is presently in discussions with Shoppability to finalise details for an additional facility to help those who find walking difficult.

Re-routing Rochdale Road will enable us to create a new north-south link road, providing a convenient route for cars travelling around the town centre.

Cars arriving in the town centre will benefit from 1,250 parking spaces and a number of secure cycle stands will be provided for cyclists.

Buses will be able to utilise two new interchanges and an improved taxi rank will be created, together with a pick up and drop off point for private hire vehicles.



New retail with easy access to the rest of the town centre

thornfield  
proposals plc

# Revitalising the Rock Triangle

Thornfield Properties has been working on new proposals to create a vibrant and dynamic new eastern quarter in Bury town centre.

Commissioned in autumn 2002, Bury Council's Town Centre Vision was the starting point for Thornfield's new proposals. Together they encourage the evolution of Bury to become a more well rounded town centre with homes, entertainment venues and job opportunities in addition to widening the selection of shops.



Aerial view of the site as it is today

With the Vision in mind, the latest plans for the Rock Triangle have been carefully designed to provide new attractions for local people and visitors.

They will expand the town centre and provide a great boost for Bury, ensuring that the town is considered one of the region's most popular shopping destinations.

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properties plc

## Next Steps

Thornfield is now conducting extensive public consultation to ensure the views of local people are incorporated in the scheme. The consultation period will run until 17 August 2005, so please do take a moment to let us know what you think.



Once the proposals for the Rock Triangle have been finalised, it is likely that a planning application will be submitted to Bury Council in autumn 2005.

If planning permission is granted, work is due to begin on site in late 2006. Construction will be phased to ensure minimum disruption and is expected to be complete in 2008.



Aerial view of the site as it could look

**thornfield**  
properties plc

## The Benefits for Bury

- A large department store and some 40 additional shops
- New attractions, including a multiplex cinema, bowling alley, bingo hall, restaurants and cafés
- Enhanced St John's Gardens and three new substantial public squares
- Upgraded public transport links
- Improved pedestrian and cycle access in and around the site
- A state of the art medical centre
- Over 100 desirable apartments, above the shops and leisure facilities
- An improved church building for the United Reformed Church, presently situated on Rochdale Road
- 1,250 car parking spaces with designated special needs spaces
- More than 1,500 new full and part time jobs



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properties plc

## More Variety



The Rock Triangle will be transformed to ensure that Bury will soon have more shops, to complement those already in the town centre and offer more choice for shoppers.

The mix of shops and leisure has been designed to meet a recognised need for more attractions in Bury and to bring those currently shopping elsewhere back to the town.

The anchor for the new development will be a spacious 100,000 sq ft department store, run by one of the UK's top retailers.



Alongside the department store an additional 40 retail outlets will form the heart of the scheme. These shops will sell a range of goods including clothes, household items, home entertainment products, stationery, sports and leisure equipment and much, much more.

At this stage it is too early to say exactly who will occupy the units but a mix of high street chains and independent retailers will be encouraged.

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properties plc

# Views From Across the Site



## **Appendix 2 – Correspondence**

- Invitation - Breakfast Briefing

23 June 2005

Dear

### **Rock Triangle Redevelopment Breakfast Briefing – Wednesday, 6 July 2005**

Thornfield Properties are hosting a breakfast briefing to give local traders and others with an interest in Bury town centre and the Rock Triangle an opportunity to find out more about the latest proposals for the redevelopment of this key town centre site.

The latest plans have been carefully designed to add to the existing town centre and provide an array of new attractions for local people and visitors. If approved more shops, a department store, a multiplex cinema, new restaurants, cafes, and a state of the art health centre will be built in Bury over the next few years.

The event is being held at the Village Hotel, Rochdale Road on Wednesday, 36 July 2005 from 8.30am-10am. A brief presentation will be made shortly after 8.30am and refreshments will be available.

Invited guests will be able to find out more about the emerging proposals and have an opportunity to speak to representatives from the Thornfield Properties' development team

We would be very grateful if you could confirm your attendance by filling in the response form attached and returning it in the stamped address envelope provided. Alternatively, please call Emily Wickham on 020 7357 6606 or email [Emily@localdialogue.com](mailto:Emily@localdialogue.com).

**Yours Sincerely**  
**For and on behalf of Thornfield Properties plc**

**Mark R Finch BA (Hons) MSc MRICS MRTPI**  
**Director of Planning**

- Response Form - Breakfast Briefing

Thornfield Properties plc  
Rock Triangle Redevelopment  
Breakfast Briefing Response Form

This is your opportunity to find out more about Thornfield Properties proposals for the Rock Triangle. Please fill out the below details and return in the addressed envelope supplied, if you have any queries please contact Emily on 02073576606 alternatively, email [emily@localdialogue.com](mailto:emily@localdialogue.com)

Name: \_\_\_\_\_

Position: \_\_\_\_\_

Business Name (if appropriate): \_\_\_\_\_

Number of Employees: \_\_\_\_\_

Yes I will be attending

Sorry I am unable to make it

(please delete as appropriate)

If you are unable to attend the preview evening but would like to be kept informed of The Rock Triangle redevelopment proposals and details of further public consultation please contact Mark Finch tel 0113 225 5050 ([mark.finch@thornfield-leeds.co.uk](mailto:mark.finch@thornfield-leeds.co.uk)) or Emily tel 02073576606 ([emily@localdialogue.com](mailto:emily@localdialogue.com)).

- Preview Evening Invitation – Public Exhibition

5 July 2005

Dear

**Rock Triangle Redevelopment Preview Evening  
Thursday, 21st July 2005 - 5.30 pm – 7.30 pm**

Thornfield Properties is hosting a preview evening to give community group representatives and others with an interest in Bury town centre and the Rock Triangle an opportunity to find out more about the latest proposals for the redevelopment of this key town centre site.

The latest plans have been carefully designed to add to the town centre and provide a variety of new attractions for local people and visitors. If approved more shops, a department store, a multiplex cinema, new restaurants, cafes, and a state of the art health centre will be built in Bury over the next few years

The preview evening is being held at the Met Theatre, Market Street, Bury on Thursday, 21st July 2005 from 5.30 pm- 7.30 pm, and we hope you will be available to attend.

Guests will be able to find out more about the emerging proposals and have the opportunity to speak to representatives from Thornfield Properties' development team.

If you are unable to attend the preview evening, we will be holding a public exhibition, at the Met Theatre on the following dates:

- **Friday, 22<sup>nd</sup> July 2005      12 noon - 6 pm**
- **Saturday, 23<sup>rd</sup> July 2005    10 am – 2 pm**

Alternatively, if you are unable to attend on the dates above and would like to arrange a meeting, please feel free to contact Emily Wickham on 020 7357 6606 ([Emily@localdialogue.com](mailto:Emily@localdialogue.com)) or myself direct.

Yours sincerely



**Mark Finch  
Director of Planning**

- Response Letter – BADDAC Consultation

Dear colleague,

### **Bury Area-Disabled Issues.**

Baddac Access said that we would write to you on occasion to describe some of the issues that are taking place in and around Bury, to try to explain any building developments, laws, or regulations that effect disabled people, and to ask for any comments you may have.

### **The Rock Triangle Development.**

A meeting was arranged between the developer of the "Rock Triangle" project, Bury Metro planning department staff, and disabled groups from Bury were invited to attend, at Seedfield.

As with the Radcliffe development there was an exceptionally good attendance by disabled people at the meeting, and the visually impaired representatives were again in good voice.

The proposed development will bring new leisure facilities, medical centre, cinema complex, retail outlets, apartments and flats to Bury town centre. There will be considerable support works to the surrounding area (pavements, roads, lighting etc).

The disabled representatives made a number of demands of the scheme:

- A public disabled toilet is required, with access throughout 24 hours. *(The developer will try to find space for this)*
- A safe drop-off and pick up point is demanded, that will allow disabled people and their families to visit Bury town centre in safety, at all times, and allow access to and from vehicles to be done under shelter and in a well lit area.

**(We asked for this because town centres are now becoming more accessible to disabled people. Many parents feel uncomfortable and unsafe when they drop off and pick up their disabled young people in the town centre, particularly at week-ends. This also fits in with the governments stated aim of providing "women friendly" town centres.**

- The new medical centre must be totally accessible to all disabled users, the dental practice must accept NHS patients.

*(Further meetings are to be held with the disabled group, the PCT, and the developer, to discuss the medical centre).*



- The group want any car parking facilities that are linked to the new development to be available and open if not through 24 hours, then until the early hours of the morning, for the safety of disabled users of the town centre.

**The group expressed concern that disabled people more than anyone else are left vulnerable if they cannot access a manned or CCTV covered car park after a night out.**

- The disabled group do not want to be excluded from the houses, flats or apartments within the scheme through thoughtless design. All of the domestic sites must be built to "Lifetime Homes" standards to allow them to have low cost adaptations to disabled use.

**This follows on from our demand that when developers build homes, apartments and flats, with a few modifications they can more easily be adapted for disabled use, thus not excluding disabled people**

- The disabled group wants signage systems that can easily be read, to be kept up to date, and to direct people to essential outlets and facilities.

**Existing way-finding signs are either too indistinct or there simply are none. If a disabled person is misdirected it can create a considerable waste of time and energy for the disabled person and their carer. Suitable signage will go some way to preventing this.**

- The proposed "triangle" will be surrounded by busy roads, the disabled group want adequate and safe road crossing points leading in to, and out from the triangle.

**Road crossing remains hazardous for disabled people and their carers. The group wants safe crossing points that are controlled.**

- The new retail and leisure facilities are to be truly accessible in terms of entry, circulation, disabled toilets and emergency exits.

We are to submit these requests, in writing to the developer, by mid September 2005. If there are any issues connected with disabled access and this proposed development please contact Ron at Baddac Access, by telephone, e-mail, or letter. Alternatively I would be happy to come to see you to listen to your views.

### **Blue Badge-Government Consultation.**

If you or a family member are a genuine holder of a Blue Badge, you will be aware of the abuse of the badge system by none disabled people.

The government want to tackle this abuse of the Blue Badge scheme and intend to bring in legislation to allow that to happen. Currently (and this may come as a surprise to you) neither the police nor any other enforcement agencies have a right to demand to see your badge, to allow the badge to be properly checked.

The new law will means that you will have to produce your Blue Badge to any Police officer or enforcement agent (traffic warden, council officers and others) on demand.

They will be looking to check that you are the actual owner of the badge, and that the badge is not stolen or being misused by another person.

Failure to produce the badge on demand will lead to an assumption that the driver does not have a badge. There will be a maximum penalty of £1000 where the badge is not produced, or is proven to be being misused.

The above is the very briefest description of this new law. If you use a Blue Badge, or if you are the carer or relative of a Blue Badge user and you have some observations about this new proposed scheme, can you please let me have your observations.

Alternatively you can come to an access meeting at Seedfield when you can speak directly with the council officer who is responsible for the consultation exercise in this area. The meeting is at Seedfield at 2 pm on Wednesday 14<sup>th</sup> September. Please let us know if you will be attending by telephoning Ron or Val on 0161 253 6901.

We can be contacted on 0161 253 6901 or e-mail [access@bury.gov.uk](mailto:access@bury.gov.uk). The full details of the Blue Badge scheme proposals are on a web-site. I will let you have the address of the web-site if you wish to review the new law.

The Baddac Access help-line is still operating on 0161 253 6888, if you require any assistance at all about access and services, or if you want advice connected to disability, whether you are disabled or a carer, please get in touch.

We will be in touch again on other issues. Sorry about the length of this "note".

Best wishes.

Ron Shambley-Baddac Access

Distribution attached

Cc: Pipeline.  
The Jigsaw Group.  
Bury Society for Blind and Partially Sighted People.  
Bury Metro Deaf Society.  
Bury Metro Age Concern.  
RE:D Centre. (Youth Groups)  
RE:D Centre. (Hurdles Family Support Group)  
Castle Knights Group for Disabled People.  
Met Express-Drama Group for People with Disabilities.  
Carers Partnership & Forum.  
Phab Club-Bury-For Physically Disabled/Able Bodied.  
Mental Health Drop-In Centres-Community Groups.  
Metre High Club. (Phab Social Group for Ages 18+).  
Bury Gateway.  
Speakeasy Club-Bury (Speech Therapy).  
The Y Zone-Radcliffe.  
Shopmobility-Bury.  
Eye-Openers (Bill Kenyon)  
Peter James Robinson Groups.

## Appendix 3 – Lists & Database Information

- RSVP - Breakfast Briefing

1.	Colin Nichol	Centre Manager Millgate Shopping Centre
2.	Keith Smethurst	Manager Wilkinson Cameras
3.	Mr. Cowan	Partner Bedxpress
4.	Mrs. Cowan	Partner Bedxpress
5.	Brian Oseman	Acting Manager Bury Shopmobility
6.	Paul Foster	Policy Manager GM Chamber
7.	Ken Palmer	General Manager Vantage Vauxhall
8.	Mr M Halpern	Trustee Equitable Charity Trust
9.	Mr Watkins	Owner Fortwood Colour Co
10.	Mrs Watkins	Owner Fortwood Colour Co
11.	Colin Fishwick	Head Economic Development Bury
MBC		
12.	Howard Aitkin	Development Manager Bury MBC
13.	Mark Bowie	Director Vantage Group Ltd
14.	Malcolm Berry	Building Manager Millgate Centre
15.	Councillor John Byrne	Ex Member for Environment & Transport
16.	United Co-op	+2
17.	Mike Hope	James Andrew International
18.	Sharon Martin	Primary Care Trust +5
19.	Rev Ruth Wollaston	Minister Bury United Reform Church
20.	Michelle Armstrong	Minden Medical Centre
21.	Phillip Salt	Partner Salt Veeder

- Invitation List – Preview Evening for Public Exhibition
  - Mr. Crispin Edwards English Heritage North West
  - Rev. Ruth Wollaston United Reform Church
  - Mr Paul Foster Greater Manchester Chamber
  - Mr. Ron Shambley BADDAC
  - Mr. Donald Lee Open Spaces Society
  - Mr. Barry Dixon Greater Manchester Fire Service
  - North Division Commander Bury Divisional Headquarters
  - Mr. David Chaytor Member of Parliament
  - Mr. John McGrath Architectural Liaison Officer
  - Mr. Brian Oseman Bury Shopmobility
  - Mr. Peter Walsh First Bus
  - Mr. David Rudlin URBED
  - Mr. Noel Walsh Government Office NW
  - Mr. Bill Allen Bury Times
  - Mr. Chris Wilkinson Bury Cycle Forum
  - Mr. Mike Renshaw GMPTE
  - Ms Selina Mason CABE
  - Mr. Mike Riley Bury MBC
  - Mr. Mark Sanders Bury MBC
  - Mr. Howard Aitkin Bury MBC
  - Mr. Ian Lord Bury MBC
  - Mr. Peter Scholfield Bury MBC
  - Mr. Colin Fishwick Bury MBC
  - Mr. Kausar Thorpe Bury MBC
  - Mr. Brian Daniel Bury MBC
  - Mr. Keith Beamer Bury MBC
  - Ms Jayne Hammond Bury MBC
  - Mrs. Carolyn Wilkins Bury MBC
  - Mr. Mike Owen Bury MBC
  - Ms. Eleni Ionnides Bury MBC
  - Mr. Guy Berry Bury MBC
  - Mr. Phillip Allen Bury MBC
  - Mr. Steven Lever Bury MBC
  - Mrs. Pat Horan Bury MBC
  - Mrs. Sofina Duloth Joy Bury MBC
  - Councillor Wayne Campbell Bury MBC
  - Councillor Samuel Cohen Bury MBC
  - Councillor Jim Taylor Bury MBC
  - Councillor Peter Redstone Bury MBC
  - Councillor Keith Grime Bury MBC
  - Councillor Dorothy Cassidy Bury MBC
  - Councillor Alan Mathews Bury MBC
  - Councillor Tony Cummings Bury MBC

- Councillor Tim Pickstone Bury MBC
- Councillor Trevor Holt Bury MBC
- Councillor Roy Walker Bury MBC
- Councillor Bob Bibby Bury MBC
- Councillor Anthony Isherwood Bury MBC
- Councillor Stephen Perkins Bury MBC
- Councillor John Byrne Bury MBC
- Councillor Tim Chamberlain Bury MBC
- Councillor Sharon Briggs Bury MBC
- Councillor Margaret Gibb Bury MBC
- Councillor Mike Connolly Bury MBC
- Councillor Warren Flood Bury MBC
- Councillor Keith Rothwell Bury MBC
- Councillor Khalid Hussain Bury MBC
- Councillor Wilf Davison Bury MBC
- Councillor John Smith Bury MBC
- Councillor Yvonne Wright Bury MBC

## Appendix 4 – Press Contact

- Full Press List - Contacts
  - Journals – Recruitment: [alison.millen@unitedadvertising.co.uk](mailto:alison.millen@unitedadvertising.co.uk)
  - Locals - Asian Leader: [subeditor@asianleader.co.uk](mailto:subeditor@asianleader.co.uk)
  - Locals - Asian News: [asiannews@gmwn.co.uk](mailto:asiannews@gmwn.co.uk)
  - Locals - BBC GMR: [gmr.newsdesk@bbc.co.uk](mailto:gmr.newsdesk@bbc.co.uk)
  - Locals – BEN: [ben-newsdesk@newsquest.co.uk](mailto:ben-newsdesk@newsquest.co.uk)
  - Locals - Bury Times: [steve.orrell@lancashire.newsquest.co.uk](mailto:steve.orrell@lancashire.newsquest.co.uk)
  - Locals - Channel M: [newsdesk@channelM.co.uk](mailto:newsdesk@channelM.co.uk)
  - Locals – Dehavill and local: [news@dehavilland.co.uk](mailto:news@dehavilland.co.uk)
  - Locals - Free Press: [rossendalefreepress@gmwn.co.uk](mailto:rossendalefreepress@gmwn.co.uk)
  - Locals - Galaxy FM: [lynsey.horn@galaxy102.co.uk](mailto:lynsey.horn@galaxy102.co.uk)
  - Locals – GMR: [jonathan.ali@bbc.co.uk](mailto:jonathan.ali@bbc.co.uk)
  - Locals - GMR Bus: [eve.hart@bbc.co.uk](mailto:eve.hart@bbc.co.uk)
  - Locals - Jewish Telegraph: [manchester@jewishtelegraph.com](mailto:manchester@jewishtelegraph.com)
  - Locals - Lancashire Telegraph: [cbradshaw@lancashire.newsquest.co.uk](mailto:cbradshaw@lancashire.newsquest.co.uk)
  - Locals - Lancashire Life [brian.crowther@1btopenworld.com](mailto:brian.crowther@1btopenworld.com)
  - Locals - Lancashire Living [info@fulphil.com](mailto:info@fulphil.com)
  - Locals - MEN (Bury Office) [paul.britton@men-news.co.uk](mailto:paul.britton@men-news.co.uk)
  - Locals Prestwich Advertiser: [prestwichadvertiser@gmwn.co.uk](mailto:prestwichadvertiser@gmwn.co.uk)
  - Locals - Smooth FM: [news@smoothfm.com](mailto:news@smoothfm.com)
  - Locals – Snappers: [alyson@blanchard01.fsnet.co.uk](mailto:alyson@blanchard01.fsnet.co.uk)
  - Locals - TowerFM [news@towerfm.co.uk](mailto:news@towerfm.co.uk)

- Press Release Issued - Public Exhibition

Issued: 6 July 2005

### **Everyone invited to have their say on £150 million proposals for Bury Town Centre**

Thornfield Properties' is beginning an extensive programme of public consultation today, to provide an opportunity for local people to have their say on updated proposals to regenerate the Rock Triangle in Bury Town Centre.

A two-day public exhibition is being held at the Met Theatre, Market Street, Bury later this month to provide an opportunity for local people to find out more about the proposals and have any questions answered. Representatives from Thornfield's project team will be staffing the exhibition at the following times:

- Friday, 22 July 2005                              12 noon – 6pm
- Saturday, 23 July 2005                      10am – 2pm

To co-incide with the event, for six weeks an unmanned exhibition will also be installed in the planning reception at Craig House on Bank Street, Bury and a full report on the proposals and a copy of the consultation leaflet will be made available on Bury Council's planning department web site from mid-July.

Tony Marcus, Chairman of Thornfield Properties said: "We hope that many local people will take a moment to visit the exhibition, view the proposals in further detail and, most importantly, let us know their views." He continued, "We have learnt from previous consultation that the general consensus is that Bury needs a boost. We are confident that the amended proposals improve upon the original scheme and provide the right mix of facilities to encourage more people to use Bury town centre and make local people proud of their town."

Thornfield's £150 million scheme has already gained the support of Bury Council's cabinet members, who were given an early glimpse of the emerging proposals at a presentation last month.

Councillor Wayne Campbell, Leader of Bury Council, said: "It is essential that local people are given every opportunity to find out about plans for the future of their town. After viewing the proposals, it is easy to see how Thornfield's plans will provide new opportunities for the town and enable us to go from strength to strength."

Starting today and continuing over the next few weeks, Thornfield is also holding a series of meetings with town centre interest groups and tenants who may be affected by the proposals. Businesses presently trading from the site are being invited to



relocate into the new retail quarter and the United Reformed Church on Rochdale Road is to be relocated to a new Church building.

The Rock Triangle site will provide over 40 new shops and a large new department store, along with leisure facilities, including a multiplex cinema and bingo hall, and associated restaurants and cafes. The scheme will also include a new, state of the art, medical centre and 100 new residential units and links into proposals for Hornby Buildings and the former nightclub building.

It is envisaged that the Thornfield proposals will create over 1500 permanent, full and part time jobs.

After Thornfield has completed it's extensive public consultation, a planning application is likely to be submitted in the autumn.

Subject to planning permission being granted, preparation work could start on the new Church in late 2005, with other elements commencing in 2006 and completing in 2008.

Anyone who wishes to find out more about the public exhibition should call Emily Wickham on 020 7357 6606.

-ends-

For further information please contact:

Mark Finch, Thornfield Properties - 0113 225 5050

Neil Sterio, Bury Council – 0161 253 5000

Emily Wickham, Dialogue – 020 7357 6606

### **Notes to Editors**

An image showing an artist's impression of how the Rock Triangle could look is attached. If you require this in a different format please contact Emily Wickham at Dialogue.

- Press Release Issued – Announcing Consultation Period

Issued: 17 June 2005

### **Thornfield launch's £150 million boost for Bury Town Centre**

Local Councillors are backing Thornfield Properties' updated proposals to breath new life into Bury town centre, through the regeneration of the Rock Triangle. The scheme will boost Bury's role as a leading shopping destination.

Thornfield presented the £150 million scheme to Cabinet members on Wednesday, as part of an extensive programme of consultation for the emerging proposals.

The Rock Triangle site will provide over 40 new shops and a large new department store, along with leisure facilities, including a multiplex cinema and bingo hall, and associated restaurants and cafes. The scheme will also include a new, state of the art, medical centre and 100 new residential units and links into proposals for Hornby Buildings and the former nightclub building.

The United Reformed Church on Rochdale Road will be relocated to a new Church building. Other businesses presently trading from the site will be invited to relocate into the new retail quarter.

It is envisaged that the Thornfield proposals will create 2,500 permanent, full and part time jobs.

Building on a previously approved planning application, the new scheme will provide enhanced pedestrian links between the Rock Triangle and the rest of the town centre. Visitors will also be able to take advantage of several new bus facilities, cycle parking and 1,250 new quality controlled multi-storey car parking spaces.

Councillor Wayne Campbell, Leader of Bury Metropolitan Council, said: "The regeneration of the Rock Triangle is a key element of the Council's Town Centre Vision and Development Strategy. We are looking forward to working in partnership with Thornfield over the coming months to ensure Bury will benefit from this exciting scheme, as soon as possible. These latest proposals provide excellent new opportunities for Bury to thrive in coming years and will attract new business to the area for the benefit of all the community. The proposals will provide a vibrant new quarter for people to live, work, shop and be entertained."

Public consultation on the revised proposals for the re-development of the Rock Triangle will continue next month with a 2 day exhibition. Additional information on dates and venues will be available shortly.

During these times members of Thornfield's project team will be available to provide information, answer any questions and listen to the views of local people.

Tony Marcus, Chairman of Thornfield Properties said: "We hope that many local people will take a moment to visit the exhibition, view the proposals in further detail and, most importantly, let us know their views." He continued, "We have learnt from previous consultation that the general consensus is that Bury needs a boost. We are confident that the amended proposals improve upon the original scheme and provide the right mix of facilities to encourage more people to use Bury town centre and make local people proud of their town."

A planning application is likely to be submitted in the autumn.

Subject to planning permission being granted, preparation work could start on the new Church in late 2005, with other elements commencing in 2006 and completing in 2008.

-ends-

For further information please contact:

Mark Finch, Thornfield Properties - 0113 225 5050

Neil Sterio, Bury Metropolitan District Council – 0161 253 5000

Emily Wickham, Dialogue – 020 7357 6606

### **Notes to Editors**

An image showing an artist's impression of how the Rock Triangle could look is attached. If you require this in a different format please contact Emily Wickham at Dialogue.

## **Appendix 5 – Changes to the Consultation Draft Development Framework**

### **Front Cover**

Delete consultation draft. Change July 2005 to September 200.

### **Page 10**

#### ***Section 2.1 - Place***

Change third bullet point to read:

Thwaites public house - This property was formerly the Showboat PH and is now operated as the Phunky Dory's Diskobah. It is a largely single storey building of no particular architectural merit. There is an opportunity to improve the integration of the site with the surrounding area. The reconfiguration of the property in that respect or complete redevelopment of the site should be encouraged.

### **Page 11**

#### ***Third photograph left column***

Change caption to read:

Thwaites PH - largely single storey structure with an opportunity to reconfigure or redevelop as part of an initial or future phase

### **Page 12**

#### ***Section 2.2 - Movement***

Amend third para. to read:

'The eastern part of the Town Centre is served by a number of bus routes. The closure of part of The Rock would influence those routes and additional bus facilities would need to be provided at various key locations. There is an opportunity to provide a major bus pick up and drop off area in a new public space at the intersection of the Rochdale Road and Angouleme Way as well as adjacent to the new medical centre facility. New pedestrian crossings should be provided in the vicinity of new bus stops.'

### **Page 13**

#### ***Section 2.3 – Economics: Residential***

Amend third para to read:

'The inclusion of residential uses within the development should be promoted and supported with the potential for 100-200 residential units, helping to fuel the growth of the apartment sector in the Town Centre and provide additional homes in a highly sustainable location'.

### **Page 14**

#### ***Section 3.1 – Re-Analysis***

Amend final para to read:

'In relation to the extension area, the opportunity to relocate the users within the nightclub (Sol) and public house properties should be investigated in addition to the relocation of retail and service tenants from Hornby Buildings'.

### **Page 16**

#### ***Section 4.1 –Place and Urban Design***

Amend ninth bullet point to read:

'The Medical Centre, Bury United Reformed Church, LA Fitness centre and Sol nightclub should be relocated as and where appropriate'

New bullet point:

'The opportunity to reconfigure / redevelop the Thwaites public house should be encouraged to improve the integration of this property / site with the surrounding new development'

New bullet point:

'Public art which could include specialist lighting should be incorporated within the scheme design proposals'

#### ***Section 4.2 - Movement***

Amend second bullet point to read:

'Priority should be given to pedestrians on key pedestrian routes and existing poorly performing / non existent routes improved / created in particular connections to and from the Market and Millgate Centre, along Angouleme Way and Clerke Street'.

Amend third bullet point to read:

'A new town centre multi storey car park of a size to be agreed with Bury Council should be provided to incorporate safety, security and access for all features'.

New bullet point:

'Provision should be made for shopmobility services to improve accessibility for the mobility impaired'.

New bullet point:

'The retention of car parking numbers to serve the town centre during construction should be agreed with Bury Council'.

#### ***Section 4.3 - Economics and Use***

New bullet point:

'Space for smaller retail units should be incorporated to provide an opportunity to relocate existing traders and provide space for local independent retailers'.

Amend final bullet point to read:

'An area of the development site should be identified for a new primary health care facility with full access facilities for those arriving by car, bus, cycle or foot.'

New bullet point:

'The developer should explore with Bury Council the scope to jointly fund a town centre manager'

#### ***Section 5 – Illustrative Masterplan Diagrams***

Key amended from 'A3' to 'food and drink'

## Amendments to heights and ranges on mixed use blocks