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Planning, Development & Heritage Consultants

Int Properties Limited

167 – 169 Heywood Road, Prestwich,
M25 1LB

Planning Statement

July 2023

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Professional Planning, Development & Heritage Advisors since 1992.

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Job Number: 23.1878

Project: 167 – 169 Heywood Road, Prestwich, M25 1LB

Client: Int Properties Limited

File Name: Planning Statement

Document Preparation/Checking Record:

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Document Revision Record:

Issue No.	Date	Details of Revisions

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1. Introduction

- 1.1 This Planning Statement has been prepared by Paul Butler Associates on behalf of Int Properties Limited. This Statement is provided in support of a planning application relating to 167-169 Heywood Road, Prestwich which is currently in use as offices (Class E).
- 1.2 The application proposals are for the extension and subdivision of the existing office. The description of development is: *"Two storey rear extension, subdivision of the first floor of an existing office building, together with external alterations and associated landscaping"*.

Structure of the Statement

- 1.3 In order to provide a clear understanding of the proposed development and its relationship with the surrounding area, this statement includes:
- A description of the application site and surrounding area;
 - A review of the application site's planning history;
 - An overview of the application proposal;
 - A review of the relevant national and local planning policy guidance;
 - An appraisal of the proposed scheme against its planning policy context and relevant planning issues; and,
 - A conclusion.

Supporting Information

- 1.4 The planning application is supported by this Planning Statement and the following additional information:
- Covering Letter (23.1878/le01) prepared by Paul Butler Associates.
 - Completed Planning Application Forms and Ownership Certificates.
 - Planning Statement prepared by Paul Butler Associates.
 - Arboricultural Impact Assessment and Method Statement prepared by Lally Tree Management.
 - Daytime Bat Survey prepared by Rachel Hacking Ecology.

- Architect drawings prepared by Mark Gordon Associates.

2. The Application Site and Surrounding Area

The Application Site

- 2.1 The application site relates 167-169 Heywood Road, Prestwich. The property is in use as an office (Class E) and is occupied by Integer Computers LLP who specialise in developing EPOS (electronic point of sale) software for restaurants and take-aways. The site occupies a corner plot location on the north-western side of Heywood Road and Heys Road, approximately 550m from Prestwich Town Centre. The site is bounded by residential development to the north, the Heys School to the west and highways with residential development beyond to the east and south.

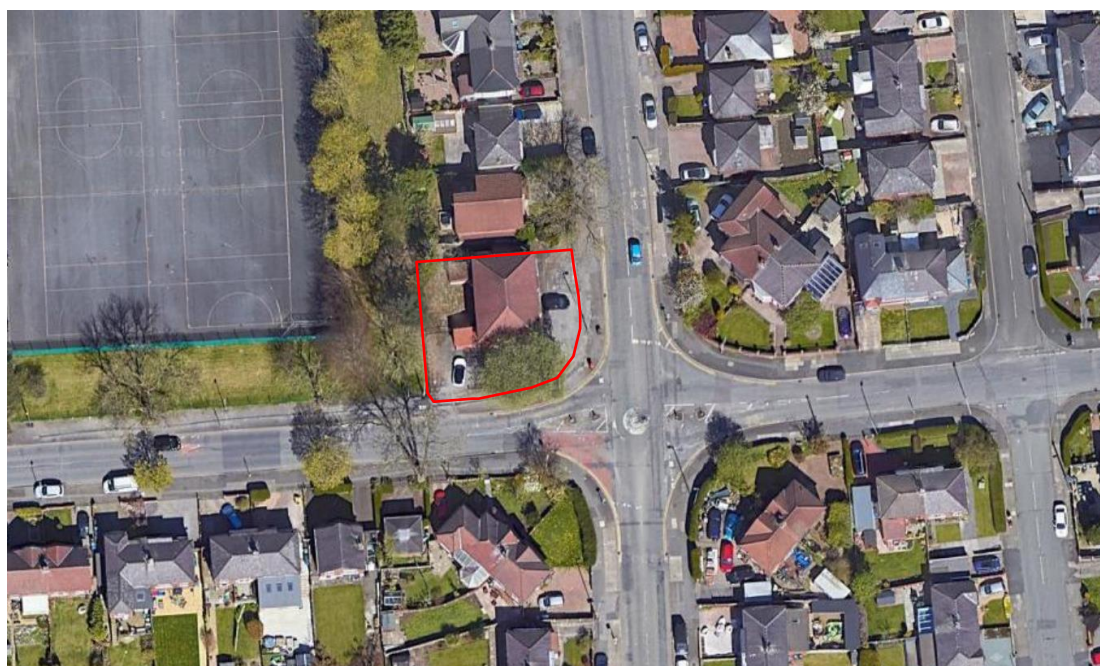


Figure 1: Aerial view of the application site (outlined red).

- 2.2 The application site is occupied by two former semi-detached 1930s style houses which have been merged and converted into offices. The property is constructed of red brick with a concrete tile roof and uPVC windows. A glazed commercial frontage with signage above has been installed to the front elevation at ground floor.

- 2.3 The property is set back from public footpaths on both the Heywood Road and Heys Road elevations, with a generous curtilage area accommodating car parking for up to 8 cars to park. To the rear of the building is a rear yard area, which is accessed via a decorative metal gate. The rear site boundary is formed of a metal railing and mature trees. The shared boundary with 171 Heywood Road is formed of reinforced concrete post and panel fence.
- 2.4 The application site is not designated under any specific policy allocation on the Council's proposals map. In terms of environmental designations, the site is located within a Flood Zone 1 (least risk of flooding). No trees within or close to the site are identified as being subject of a TPO. The site does not contain any heritage assets, nor is it in close proximity to any listed buildings or conservation areas.

The Surrounding Area

- 2.5 The application site's immediate surroundings are predominantly residential in character, with the exception of the school and cricket ground which are located within proximity of the site. The site is circa 280m from the Polefield Road/Bury Old Road local centre, and within 550m of Prestwich Town Centre. Both centres provide a range of services and amenities.
- 2.6 The site has an accessible location which is well served by public transport. The Heys Road bus stop is circa 50m south of the site and provides direct access to various destinations including Kersal, Rainsough Brow, Prestwich and Simister. Bus stops on Bury Old Road and Bury New Road are within short walking distance and provide regular services to Manchester City Centre, Eccles, Pendleton, Higher Crumpsall, Bury and Simister. The site is also within 520m of Prestwich tram stop which provides regular services to various destinations including Manchester City centre, Bury and Altrincham.
- 2.7 Parking restrictions in the form of double yellow lines are in place at the junction of Heys Road and Heywood Road.

3. Planning History

- 3.1 In accordance with best practice a search of Bury Council's online public access database has been carried out and identified a series of applications relating to the application site which are presented in the table below.

Address and Application Reference	Description	Decision and Date
169 Heywood Road Prestwich 99/35418	Retention of internally illuminated double sided 6 sheet free standing advertisement unit	Approved 23 July 1999
169 Heywood Road Prestwich 00/36622	Change of use from shop (class a1) to offices (class b1)	Approved 07 July 2000
167-169 Heywood Road, Prestwich 44067	New shop front	Withdrawn 25 April 2005
169 Heywood Road, Prestwich 48569	Change of use from offices to residential at first floor level	Approved 07 Oct 2007

- 3.2 The above planning history is of no significance to the proposals and has been provided for completeness. Application 48569 has not been implemented and the first floor of the property continues to be in use as office floorspace.

4. The Application Proposal

- 4.1 The application seeks planning permission for the extension to 167-169 Heywood Road to create additional office floorspace, and for the subdivision of the first floor level to create new self-contained offices. An external staircase is proposed to the side (north) elevation of the building to enable independent access to the first floor and a concrete ramp is proposed to the front (east) elevation at ground floor. Associated landscaping works are also proposed.
- 4.2 The office premises is currently occupied by Integer Computers LLP. The company has 11 employees, but it is very rare that there is a 'full house' since some employees are part-time and some work from home. The existing premises are surplus to the requirement of Integer Computers LLP, and as such the proposals are to rationalise and enhance the office facilities for the applicant whilst providing a more efficient use for the first floor of the building.
- 4.3 The proposed extension would infill the area between the two existing single storey outriggers to the rear of the building, and also create additional floorspace at first floor which spans the width of the building. At ground floor level, the extension will enable the creation of enhanced kitchen facilities, a shower room and additional office space. The internal reconfiguration will also provide improved open plan workspace and enhanced office facilities for Integer Computers LLP. At first floor, the extension and internal reconfiguration will provide additional office floorspace, WCs and a cleaner's store.
- 4.4 Landscaping works are also proposed including removing the existing tarmac and paving stones which are in a state of disrepair and relaying permeable tarmac. A secure cycle store and area for bin storage are also provided externally. Waste storage/collection arrangements will be unaffected. The existing car parking area to side and front of the office premises will also remain unaffected.
- 4.5 The existing opening times for the office are 9am to 5.30pm Monday to Friday, and closed on the weekends / bank holidays. These opening hours will also apply to the proposed subdivided offices on the first floor. Smoking on the premises will not be permitted.

5. Planning Policy Context

5.1 Planning policy guidance of relevance to the proposed scheme, which provides the context for its assessment, is set out within the following documents:

- The National Planning Policy Framework (NPPF)
- The Development Plan for Bury

National Planning Policy Framework (NPPF)

5.2 The updated National Planning Policy Framework (NPPF) was most recently updated on 20th July 2021 and sets out the government's objectives for achieving sustainable development. At the heart of the NPPF is a presumption in favour of sustainable development which ensures that sustainable development is pursued in a positive way.

5.3 Development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, permission should be granted unless:

- a. The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or
- b. Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.4 Paragraph 8 confirms that there are three dimensions to sustainable development; economic, social and environmental. To achieve sustainable development, economic, social and environmental gains should be pursued in mutually supportive ways through the planning system.

Delivering Sustainable Development

- 5.5 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. These sustainable objectives should be delivered through the preparation and implementation of plans and the application of the policies in the framework. The NPPF is split into 17 chapters, the chapters of relevance to this development are discussed below.
- 5.6 Building a strong and competitive economy (Chapter 6) - emphasises that the government is committed to ensuring that the planning system should help to support economic growth. Paragraph 81 advises that planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.
- 5.7 Ensuring the vitality of town centres (Chapter 7) - Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.
- 5.8 Promoting healthy and safe communities (Chapter 8) - the planning system should aim to achieve healthy, inclusive and safe communities. Planning decisions should aim to achieve places which promote, amongst other things, safe and accessible developments, where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.
- 5.9 Promoting sustainable transport (Chapter 9) - to protect and exploit opportunities for the use of sustainable transport modes, development should be located and designed to give priority to pedestrian and cycle movements and have access to high quality public transport facilities.
- 5.10 Paragraph 111 advises that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highways safety, or the residual cumulative impacts on the road network would be severe.

- 5.11 Making effective use of land (Chapter 11) – the NPPF recognises the need for the planning system to promote an effective use of land in meeting the need for homes and other uses. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or ‘brownfield’ land. Paragraph 120 (c) explains that the planning system should specifically give substantial weight to the value of using suitable brownfield land within settlements for other identified needs.
- 5.12 Achieving well-designed places (Chapter 12) - this chapter sets out at paragraph 130 that planning policies and decisions should aim to ensure that developments:
- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
 - b) Are visually attractive as a result of good architecture and appropriate landscaping.
 - c) Are sympathetic to local character and history including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation.
 - d) Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.
 - e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks.
 - f) Create places that are safe, inclusive and accessible and which promote health and well-being.
- 5.13 Meeting the challenge of climate change, flooding and coastal change (Chapter 14) - this chapter emphasises the importance of securing reductions in greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change; and, in terms of flooding, development should be made safe without increasing flood risk elsewhere.

- 5.14 Conserving and enhancing the natural environment (Chapter 15) - the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, recognising the wider benefits of ecosystem services and minimising impacts of biodiversity and providing net gains in biodiversity where possible.
- 5.15 Decision making – guidance in paragraph 38 states that local planning authorities should approach decisions in a positive and creative way, making use of the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants. Decision-makers at all levels should seek to approve applications for sustainable development where possible.
- 5.16 The proposed development scheme has been designed in accordance with the policies and provisions of the NPPF.

National Planning Practice Guidance (NPPG)

- 5.17 The NPPG was published in March 2014. The ‘Ensuring the vitality of town centres’ section notes that Local Planning Authorities should adopt a ‘town centre first’ approach, and notes that the NPPF sets out the key tests that should be applied when planning for town centre uses which are not in an existing town centre. The test should be proportionate and appropriate for the given proposal.

Development Plan for Bury

- 5.18 The Development Plan for Bury comprises the following documents:
- Bury’s Unitary Development Plan (August 1997);
 - Supplementary Planning Document 11 - Parking Standards in Bury (May 2007);
 - Supplementary Planning Document 14 - Employment Land and Premises (September 2007, Updated October 2011); and
 - Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties (January 2020).

5.19 The relevant policies of these documents are discussed below.

Bury's Unitary Development Plan (November 2004)

5.20 The Bury Unitary Development Plan (UDP) acts as a guide for the future development or protection of land in the Borough and its policies and proposals currently form the basis for the Council's decisions on planning applications.

5.21 The current Bury UDP was adopted by the Council on 29 August 1997. The Council is now working to replace the adopted UDP with a new document called the Bury Local Plan. Until the new Local Plan is produced the UDP will continue be used to make planning decisions. The UDP comprises a Proposals Map and Written Text.

UDP Proposals Map

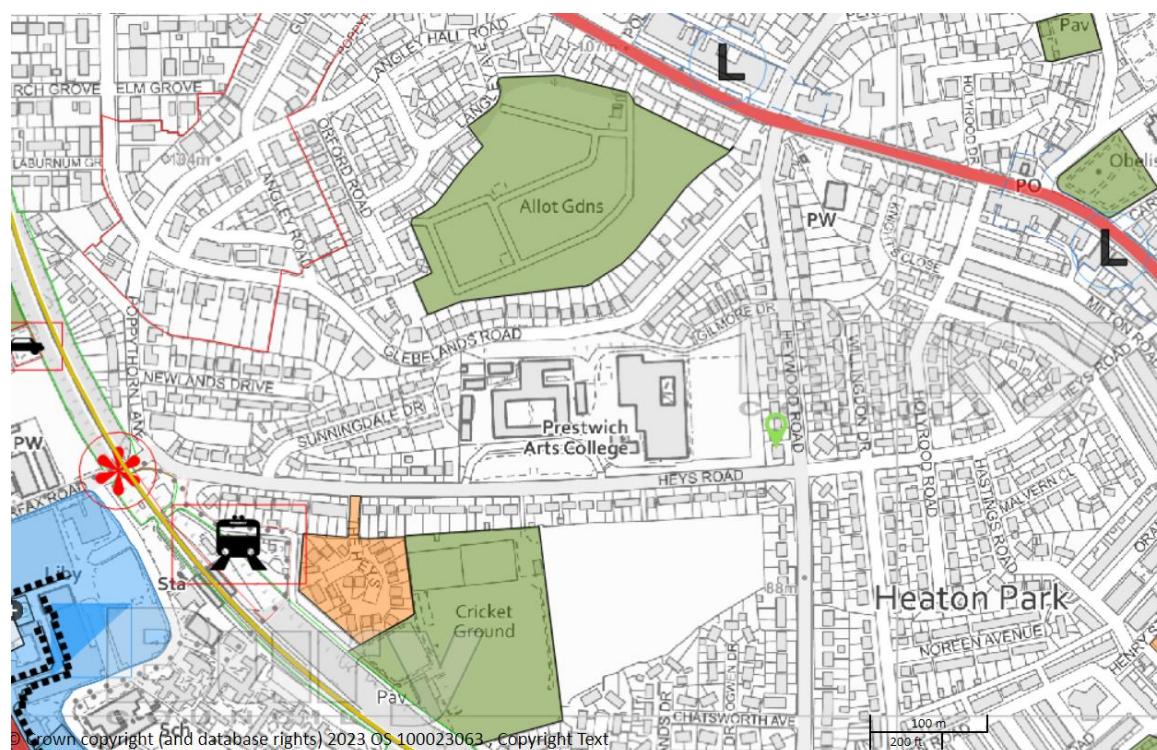


Figure 5.1: Extract of Bury's UDP Proposals Map. The application site is identified by the green pin.

5.22 The UDP Proposals Map does not identify any site-specific planning policy designations affecting the application site. The proximity of the site and ease of access to Local Centres to the north, and Prestwich tram stop and Town Centre to the west is also evident.

UDP Written Policies

5.23 The Bury UDP was adopted in August 1997 and is the key Development Plan Document against which proposals should be judged. Policies of relevance to the proposal include:

- EC4 - Small and Growing Businesses which states the Council will ensure that the needs of small and growing businesses are met by looking favourably on proposals for such developments, where these do not conflict with other policies and proposals of the Plan.
- EC4/1 - Small Businesses which states that proposals for small businesses will be acceptable when the scale of development is appropriate to, and the use is environmentally compatible with, the surrounding area in which it is to be located, and where they do not conflict with other policies and proposals of the Plan.
- EC5 - Offices which states that the Council will support proposals for office development in appropriate locations.
- EC5/3 - Other Office Locations which states outside town and district centres, and sites identified for office use, development for further office uses will not be permitted except for:
 - small scale developments providing a direct service to a local area;
 - refurbishment or conversion proposals which would result in the retention of buildings of architectural or historic interest;
 - proposals for office-type homeworking where existing residential amenity would not be adversely affected.
- EN1 - Built Environment which states the Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment.
- Policy EN1/2 'Townscape and Built Design' states that the Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements. Factors to be considered when assessing proposals will include:

- the external appearance and design of the proposal in relation to its height, scale, density and layout;
 - the relationship of the proposal to the surrounding area;
 - the choice and use of materials;
 - access and other design features for the mobility impaired;
 - the design and appearance of access, parking and service provision;
 - landscaping, including the use of natural landscape features, and open space provision;
 - the use of lighting.
- EN6 'Conservation of the Natural Environment' states that the Council will retain, protect and enhance the natural environment of the Borough, particularly in relation to areas of ecological, wildlife and geological importance.
- EN6/3 'Features of Ecological Value' states that the Council will retain, protect and enhance the natural environment of the Borough, particularly in relation to areas of ecological, wildlife and geological importance.
- EN7 – Pollution Control which states that the Council will seek to control environmental nuisance and minimise pollution levels associated with development by limiting the environmental impact of pollution, wherever possible, in conformity with current legislation and prescribed standards.
- EN7/2 - Noise Pollution which states in seeking to limit noise pollution the Council will not permit:
 - development which could lead to an unacceptable noise nuisance to nearby occupiers and/or amenity users;
 - development close to a permanent source of noise.
- IC1 – Town Centres which states the Council will seek to protect, maintain and improve the town centres of Bury, Ramsbottom, Radcliffe and Prestwich.

- TC2 – Town Centre Enhancement and Development which states the Borough's town centres will be encouraged to develop as the principal focal points for cultural, leisure, business, professional services, commercial and retailing activities. Development proposals which would have a detrimental effect on the vitality and viability of these centres will not be permitted.
- H2/3 – Extensions and Alterations whilst this policy is concerned with the impact of extensions and alterations to residential properties, it will be relevant in assessing the impact of the development on neighbouring properties.
- HT2/4 - Car Parking and New Development which states the Council will require all applications for development to make adequate provision for their car parking and servicing requirements in accordance with the Council's car parking standards.

5.24 The detailed assessment of the scheme within the following planning appraisal confirms that the proposal accords with the above UDP policies.

Supplementary Planning Document 11 - Parking Standards in Bury (May 2007)

5.25 The purpose of this Supplementary Planning Document (SPD) is to expand upon parking policies contained within the Bury UDP and in other relevant planning guidance. Parking standards and design issues are addressed for vehicles, cycles and Two-Wheel Motorised Vehicles (TWMVs) e.g. motor cycles. The document gives maximum car parking standards for standalone offices as 1 space per 35 sqm.

Supplementary Planning Document 14 - Employment Land and Premises (September 2007, Updated October 2011)

5.26 This Supplementary Planning Document (SPD) supports the Council's planning policies relating to employment land and premises, both in terms of proposals to redevelop those employment sites that are subject to UDP Policy EC2/2, as well as the need to ensure a suitable supply of developable land for employment purposes.

- 5.27 The SPD builds upon the Council's economic objectives as expressed through the UDP Strategy and supplements UDP Policy EC1 which specifies that the Council will endeavour to ensure that a comprehensive range of employment sites is identified to meet the needs of manufacturing and service employers, as well as Policy EC2/2 which seeks to retain appropriate employment land and premises outside Employment Generating Areas. The overriding objective of the SPD is to ensure that where the loss of an existing employment site occurs, it is not at the expense of the local economy. The Council's starting point will be to retain all employment sites that are considered suitable, in land use terms, for continued employment use.

Supplementary Planning Document 6 - Alterations and Extensions to Residential Properties (January 2020)

- 5.28 This SPD provides advice and guidance on domestic extensions and sets out criteria that will be taken into consideration when deciding household planning applications. Whilst this SPD deals with extensions to residential properties it will be relevant to the proposals.
- 5.29 The proposed redevelopment scheme has been designed in accordance with the policies of the UDP and the above SPDs.

6. Planning Appraisal

6.1 Having regard to the relevant planning policy guidance in the previous section, the key material considerations against which the proposal should be considered, and which are discussed in this section, include:

- Principle of Development
- Potential Impact on Amenity
- Design
- Sustainable Development: Economic, Social and Environmental Benefits
- Highways, Accessibility and Parking
- Arboriculture
- Ecology
- Servicing and Refuse Disposal

Principle of Development

6.2 Paragraph 81 of the NPPF notes that planning decisions should place significant weight on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. Paragraph 82 requires planning policies to be flexible enough to accommodate needs not anticipated in the plan, allow for new and flexible working practices, and enable a rapid response to changes in economic circumstances. Paragraph 120 states that planning policies and decisions should promote and support the development of under-utilised land and buildings.

6.3 Integer Computers LLP has occupied the building since its incorporation in March 2016, but the building was occupied by the same company under a different name for over 10 years prior to then. The proposed extension and subdivision of the existing office is wholly acceptable in principle. The proposed extension will provide additional floorspace and enable a more workable office layout that will enhance the working environment for staff. The proposed extension would involve the development of an underutilised area of hardstanding within the site, therefore providing a more efficient use of land which will

provide valuable employment space to support the needs of an existing local business. The subdivision of the first floor to create additional independent office floorspace is also considered to be acceptable given the small-scale nature of the proposals and the established use of the site as an office.

- 6.4 UDP policy EC4 advises that the Council will ensure that the needs of small and growing businesses are met by looking favourably on proposals for such developments, where these do not conflict with other policies and proposals of the Plan. Integer Computers LLP currently employ 11 staff – albeit not all staff attend the office on a daily basis, and the majority of them live locally. The proposed development will improve the operations of this local business by providing enhanced facilities which meet the requirements of the business and their clients. The proposals will also support this local business by enabling them to make more efficient use of the premises. Independent office floorspace will be provided on the first floor, and given the small scale nature of the proposals this accommodation will cater to other small local businesses. The proposals would therefore be in keeping with UDP policy EC4 which seeks to support small businesses in the Borough.
- 6.5 UDP policy EC4/1 states that proposals for small businesses will be acceptable when the scale of development is appropriate to, and the use is environmentally compatible with, the surrounding area in which it is to be located, and where they do not conflict with other policies and proposals of the Plan. Similarly UDP policy EC5 states that the Council will support proposals for office development in appropriate locations.
- 6.6 UDP policy TC1 states that the Council will seek to protect, maintain and improve the town centres of Bury, Ramsbottom, Radcliffe and Prestwich. UDP policy TC2 states that the Borough's town centres will be encouraged to develop as the principal focal points for cultural, leisure, business, professional services, commercial and retailing activities. Development proposals which would have a detrimental effect on the vitality and viability of these centres will not be permitted. UDP policy EC5/3 states outside town and district centres, and sites identified for office use, development for further office uses will not be permitted. An exception to this includes small scale developments providing a direct service to a local area. The proposed increase in office floorspace is approximately 68 sq metres.

The proposals are evidently small scale and should be regarded as an exception to the preference for being located in a town or district centre, notwithstanding that the site is located only 280m from the Polefield Road/Bury Old Road local centre, and within 550m of Prestwich Town Centre.

- 6.7 The application site is not located with a town or district centre, but it is in an edge of centre location with regard to the Polefield Road / Bury Old Road local centre and less than 10 minutes walk to Prestwich Town Centre. Despite not being within a town/district centre, the premises are in a highly sustainable and accessible location being in close proximity to tram stops and bus routes.
- 6.8 In summary, the proposed office extension is appropriate in principle. The development is compatible with neighbouring and surrounding residential properties and will not harm Bury's town centres. On this basis the application proposal is consistent with UDP policies EC4, EC4/1, E5, E5/3, TC1 and TC2; SPD 14 'Employment Land and Premises'; and, the relevant provisions of the NPPF.

Potential Impact on Amenity

- 6.9 The proposals are for the creation of a two storey rear extension, installation of a disabled access ramp, and installation of an external staircase to serve newly subdivided office accommodation at first floor level. The application site adjoins 171 Heywood Road to the north. The proposed extension would infill the space between the two single storey rear extensions, and also create an additional first floor level to span the width of the existing building. The proposed extension would only project beyond the rear elevation of the 171 Heywood Road by circa 0.7m, and would be well clear of a 45 degree angle when taken from the midpoint of the ground floor window. It is not judged that the proposed extension would result in any undue loss of amenity to the occupiers of 171 Heywood Road by way of loss of outlook, daylight or privacy. The proposed external staircase is sited close to the shared side boundary with 171 Heywood Road, however this is not in proximity to any habitable room windows or to the usable garden space. Therefore, it is considered that the proposals will not result in any adverse amenity impacts by way of loss of privacy or noise / disturbance.

- 6.10 The proposed development will provide an enhanced office layout and kitchen / dining space for the existing business occupying the premises. The proposed extension and newly created office space is relatively modest, and it is not considered that the proposals would result in a fundamental change to the operation of the premises. Integer Computers LLP currently have 11 employees, with seven of these being full time staff. Of the four part time staff, one is a contractor and rarely at the premises. Visitors to the business are limited as meetings / consultations normally take place online. Whilst the subdivided office on the first floor may be expected to result in an increase in the number of people operating from the site, this could be the case without planning permission should Integer Computers LLP expand and take on new employees. In any event, the proposed development is considered to be on a small scale and not to result in potential for any undue loss of amenity to neighbouring residential occupiers. Nonetheless, Integer Computers LLP have confirmed that office opening hours (9am to 5.30pm will apply to the wider premises), and that smoking on site will also be prohibited. This will ensure that any perceived impact on neighbouring occupiers as a result of comings and goings, or activity on the grounds is minimised.
- 6.11 By definition Class E(g)(i) offices are wholly appropriate in within a residential location, with The Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 defining the Class E(g) use class as *"being a use, which can be carried out in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit."* The extension nor subdivision would not be associated with any of the adverse amenity impacts noted by the legislation, nor would it result in any adverse impact in terms of overbearing, loss of light, loss of outlook to adjoining occupiers.
- 6.12 Overall, the development is considered to be acceptable in terms of impact on amenity. The scheme is compliant with the relevant provisions of the NPPF, UDP policies EN7/2, and H2/3, and guidance within SPD 6.

Design

- 6.13 The proposed extension is in keeping with the design of the host property. The proposed scale, height, and appearance are appropriate to the existing development. The ridge height is set below the ridge of the main building to ensure the extension appears subservient. The proposed materiality will also match the existing building, ensuring the extension does not appear incongruous. The proposed external staircase on the northern side elevation will be largely obscured from view due to the arrangement of the site and neighbouring built form. Glimpses of the staircase will be visible when travelling along Heywood Road but this would only ever be momentarily visible. Notwithstanding that it will be largely obscured, it is considered that the visual impact of the staircase is acceptable. A disabled ramp is proposed to the front elevation of the property, this is considered to have a relatively minor impact on the overall appearance of the building and therefore considered to be acceptable.
- 6.14 The proposed development involves a high quality design and is fully in accordance with UDP policies EN1, EN1/2 and EN2/4, and Chapter 12 of the NPPF.

Sustainable Development: Economic, Social and Environmental Benefits

- 6.15 The application proposal for the extension of the premises to provide additional office accommodation will constitute sustainable development and will provide economic, social and environmental benefits:

Economic

- 6.16 The application proposal will enhance Integer Computers LLP's existing employment facilities, providing benefits to their business operation by improving efficiency. In addition, Integer Computers LLP currently provides employment for approximately 11 people at the premises. Improvement to the function and performance of the business as a result of the

improved facilities will help to sustain and support the overall business and long term employment of their staff. The proposed subdivision to create nine new offices tailored for occupation by one or two people will help to support small and new businesses in the local area.

Social

- 6.17 As well as the potential to secure long term employment for existing staff and new businesses as noted above, the improved facilities may also have social benefits through improved and enhanced facilities for workers.

Environmental

- 6.18 The proposals involve development of brownfield land within a highly sustainable and accessible urban location. The proposals make effective use of the site and therefore will be an efficient use of land providing a meaningful use, which will also help reduce pressure for new build office development which would have a greater impact on the environment. The proposals also involve the provision of permeable hardstanding in place of existing regular tarmac, which will be associated with improved drainage and decrease surface water run-off.

Highways, Accessibility and Parking

- 6.19 As already mentioned within this Statement, the application site benefits from a very sustainable location which is easily accessible by non-car modes of transport. The site also benefits from being in proximity to cycle lane infrastructure on both Bury Old Road and Bury New Road.
- 6.20 The existing car parking arrangements for the premises will not be impacted as a result of the proposals. The site provides eight car parking spaces within the curtilage of the site as shown on the submitted site plan. Bury Council's maximum car parking standards for standalone offices are 1 car parking space per 35sqm. The proposed extension would bring

the overall floorspace to 276sqm, therefore requiring a maximum of eight spaces. Whilst the proposals are in accordance with the relevant standards, it should be noted that these are maximum car parking standards and a number of the existing employees live locally and therefore do not travel to work by car. In addition, the proposals also include secure storage for eight bicycles for staff who choose to cycle to work. In addition there are parking restrictions in place at cross road junction of Heywood Road and Heys Road therefore preventing any on-street parking which could impede highways safety.

- 6.21 The proposed development would not give rise to any conflict as a result of car parking, nor would there be any other highways issues associated with the development. Paragraph 111 of the NPPF states development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. The proposal will not give rise to any serve impacts.
- 6.22 The proposals are consistent with UDP policy HT2 and Chapter 9 of the NPPF.

Arboriculture

- 6.23 There are trees in proximity to and within the site which could be impacted by the proposals. An Arboricultural Impact Assessment prepared by Lally Tree Management has been submitted in support of the application. This report confirms that no trees are required to be removed to facilitate the development. The proposed development will be constructed to ensure there is no detrimental impact to nearby trees, utilising tree protection measures as necessary. A Method Statement detailing the proposed measures of construction for ensuring there is no adverse impact on trees has also been submitted.
- 6.24 The proposed development will therefore accord with UDP policies EN6, EN6/3 and chapter 15 of the NPPF.

Ecology

- 6.25 A Daytime bat survey has been undertaken by Rachel Hacking Ecology. The report confirms that there is negligible potential for roosting bats.
- 6.26 The proposed development will therefore accord with UDP policies EN6, EN6/3 and chapter 15 of the NPPF.

Servicing and Refuse Disposal

- 6.27 Bins for the ground floor and first floor offices will be stored within the rear yard. Waste collection arrangements will not be affected by the proposals. The existing arrangements are satisfactory and will continue to comply with UDP policy HT2 and provisions of the NPPF.

7. Conclusion

7.1 The application seeks planning permission for a rear extension to 167-169 Heywood Road, subdivision of the first floor to create additional offices, together with associated external alterations. The proposals will provide a series of benefits, including:

- Development of brownfield land in a highly sustainable and accessible location which will provide a meaningful employment use;
- Improving the employment facilities thereby helping to support a local business;
- Creating additional office accommodation which will be suitable for small businesses, thereby helping small or emerging businesses to grow.
- Safeguarding existing jobs in Bury and the potential for creation of new ones;
- A high quality design which is in keeping with the host property and character of the surrounding streetscene; and,
- A development which is compatible with neighbouring uses.

7.2 In addition this statement has also demonstrated the application proposal complies with national and local planning policy guidance; and, provides a sustainable development that will have economic, social and environmental benefits.

7.3 Paul Butler Associates are pleased to submit this planning application on behalf of Int Properties Limited and look forward to working with Bury Council in progressing the application through to a positive determination.