

Landscaping Scheme (Planning-Appropriate for Street Scene)

Introduction

This Landscaping Plan Note accompanies the proposed development at 15a Bolton Street, Bury and should be read in conjunction with the submitted plans and elevations.

The site lies within a highly constrained town-centre location, characterised by continuous street frontage, mixed commercial and residential uses, and limited private external space. The landscaping strategy has therefore been designed to respond proportionately to the site context, in accordance with Bury Local Plan policies relating to design quality, residential amenity, and sustainable development.

1.1 Landscaping Strategy (Urban / Town Centre)

- The site has no private external amenity space; therefore landscaping is limited to frontage enhancements and public-realm interface.
- The proposal retains the existing hard-surfaced pavement edge to Bolton Street and Silver Street.
- Landscaping focuses on visual softening, streetscape continuity, and non-obstructive planting.

The landscaping approach prioritises:

- Enhancement of residential amenity for future occupants
- Visual softening of the development within a dense urban environment
- Clear definition between private and public areas
- Low-maintenance and durable solutions appropriate to a town-centre site

A landscaped rear yard is provided to serve the residential units.

- The rear yard will be surfaced in permeable paving or brushed concrete, suitable for pedestrian use and service access.
- Surface water will drain away from the building in accordance with sustainable drainage principles.
- Defined circulation routes are provided between residential access points, refuse storage, and the cycle shelter.

No landscaped areas are proposed to the Bolton Street frontage, ensuring the development maintains the established active commercial streetscape.

1.2 Soft Landscaping (Frontage Enhancements)

- Decorative planters positioned adjacent to shopfronts (subject to highway approval)
 - Powder-coated metal or stone-effect finish
 - Dark grey / black to match shopfront framing
- Low-maintenance evergreen planting, e.g.:
 - Box (Buxus)
 - Yew
 - Ornamental grasses
- Planting height limited to max. 900mm to maintain visibility and surveillance.

1.1 Overall Strategy

- The site is located within a dense town-centre setting with no private front curtilage.
- Landscaping is therefore focused on:
 - Rear yard amenity
 - Visual softening of built form

- Improving residential environment
- Clear separation between private and public space

1.2 Rear Yard Landscaping (Private Amenity Area)

Hard Landscaping

- Rear yard surfaced with permeable paving or brushed concrete to allow drainage.
- Defined pedestrian routes between:
 - Residential access
 - Refuse storage
 - Cycle shelter
- Falls directed away from buildings.

1.3 Cycle Store Integration

- 8-bike shelter screened with:
 - Timber slatted panels, or
 - Climbing plants on trellis to rear elevation/boundary
- Screening height: approx. 1.8m.
- The proposed rear cycle shelter will be visually screened using timber slatted panels and/or climbing plants on trellis.
- Screening will reduce visual impact and integrate the structure into the landscaped rear yard.

2.3 Front Boundary / Street Edge

- No new boundary walls or fences to Bolton Street frontage.
- Shopfronts and entrances open directly onto public pavement.
- Any planting limited to movable planters only (subject to highway consent).

No change to existing public realm boundary; frontage remains open to Bolton Street in keep in with surrounding commercial character.

4. Planning-Friendly Summary Text (Optional to Paste into DAS)

“The proposed development includes a modest but effective landscaping scheme focused on the rear yard amenity area, providing planting, screening, and secure boundary treatments appropriate to the site’s town-centre location. The frontage remains unchanged, maintaining the established commercial streetscape of Bolton Street.”

6. Maintenance

All landscaped areas will be maintained for the lifetime of the development. Planting will be replaced as necessary to ensure a satisfactory appearance and continued amenity value.

7. Policy Compliance

The proposed landscaping scheme:

- Respects the character and function of the town centre
- Improves residential amenity without compromising active frontage
- Provides appropriate boundary definition and screening
- Aligns with Bury Council policies relating to high-quality design, amenity, and sustainable urban development

Policy / Requirement	Policy Objective	Proposed Response	Compliance
Bury Local Plan			
High Quality Design	Ensure development responds positively to its context and surroundings	Landscaping strategy reflects the sites constrained town-centre location, focusing on rear yard amenity and avoiding inappropriate frontage treatment	✓
Residential Amenity	Protect and enhance amenity for future occupiers	Rear yard landscaping provides visual softening, screening, and improved outlook for residents through planting and defined amenity space	✓
Town Centre Character	Maintain active frontages and established commercial streetscape	No landscaping or boundary treatments introduced to Bolton Street frontage; street-facing elevation remains open and active	✓
Landscape & Public Realm	Improve environmental quality without detracting from public realm function	Landscaping limited to private rear yard; any frontage enhancement restricted to movable elements only, subject to separate consent	✓
Sustainable Design	Encourage low-maintenance and sustainable development solutions	Use of permeable paving, durable materials, and low-maintenance planting suited to shaded urban conditions	✓
Visual Amenity	Reduce visual impact of ancillary structures	Cycle store screened with timber slatted panels and/or planting to integrate into rear yard	✓
Site Constraints	Allow flexibility where physical constraints exist	No tree planting proposed due to proximity of boundaries and restricted site depth; alternative planting provided	✓
Planning Practice Guidance (Design & Amenity)	Ensure landscaping is proportionate and deliverable	Landscaping scheme is modest, achievable, and appropriate to scale and use of development	✓