

Proposed Residential Development, Willow Street, Bury

Planning Statement

ON BEHALF OF IRWELL VALLEY HOMES

March 2023

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1. Introduction

- 1.1 This Planning Statement has been prepared by Nexus Planning on behalf of Irwell Valley Homes ('the applicant') to support the submission of a full planning application on land at Willow Street in Bury ('the site') for:

'Demolition of four buildings and erection of a two-storey building to provide 13no. self-contained supported living dwellings with associated communal areas and associated external works'.

- 1.2 The proposed development will deliver a supported living residence on land formerly occupied by the Bury Council Leisure services. It is understood that the site has been derelict for some time, and that the Council approved the unit for disposal as part of the Council's Accelerated Land Disposal Programme in March 2021. The disposal of the site was finally approved by the Council's Cabinet in January 2022. This decision was based on the recommendation that the site would help to facilitate the Council's brownfield first approach to housing delivery, to accelerate the delivery of specialist accommodation to help meet the requirements of young adults with additional support needs, and to help reduce revenue cost to the Council for holding, maintaining, and securing long-term derelict sites.
- 1.3 The proposed development will provide 13no. high-quality small units for those with supported care needs in Bury and will specifically provide suitable accommodation for people with learning disabilities to live independently. The development will in effect constitute an extension to Irwell Valley's existing Queensberry Place facility, which is located immediately to the north of the site. Importantly, the development will see the development of a vacant site and will add significantly to the provision of supported living facilities in Bury.
- 1.4 The site itself is considered to be highly sustainable, within close proximity to a wide range of services and facilities and public transport routes. Furthermore, the redevelopment of the site will substantially enhance the aesthetics of the site and bring forward much needed extra care housing within a key location in the Borough.
- 1.5 In addition to the above, the application will deliver the following key positive benefits for the area and future residents:
- The re-use of a vacant, derelict site in a sustainable location, in close proximity to a range of key facilities, modes of transport and services, in line with both national and local policy;
 - The re-development of a non-residential building into a residential one, which will be much more in-keeping with the characteristics of the surrounding area;
 - The proposal will provide much-needed extra care accommodation in Bury;
 - The design of the proposal complements and respects the existing character and form of the surrounding residential area in line with the adopted development plan; and
 - The scheme will provide both private amenity space and suitable levels of parking provision.

Application Documentation

- Application form and certificates
- This Planning Statement
- Affordable Housing Statement (Irwell Valley Homes)
- Location Plan (JDA, ref: 1264-JDA-Z1-00-DR-A-0001)
- Existing Site Plan (JDA, ref: 1264-JDA-Z1-00-DR-A-0002)
- Existing Elevations (JDA, ref: 1264-JDA-Z1-ZZ-DR-A-0003)
- Proposed Site Plan (JDA, ref: 1264-JDA-Z1-00-DR-A-0004)
- Proposed Elevations (JDA, ref: 1264-JDA-Z1-ZZ-DR-A-0006)

- Proposed Ground Floor and First Floor Plan (JDA, ref: 1264-JDA-Z1-ZZ-DR-A-0005)
- Design and Access Statement (JDA, ref: 1264)
- Landscape Design and Planting Schedule (Margaret Twigg, ref: 669.02)
- Topographical Survey (Survey Solutions, ref: 41598MCLS-01)
- Crime Impact Statement (Design for Security, ref: 2022/0480/CIS/01)
- Nocturnal Bat Survey Report (e3p, ref: 80-819-R2-1)
- Preliminary Ecological Appraisal (e3p, ref: 80-819-R1-1)
- Transport Statement (TPS Transport Consultants, ref: P1989_20220805)
- Initial Highways Plan (Shape, ref: 2527 Rev P03)
- Phase 1 Site Investigation (Shape)
- Drainage Strategy and Maintenance Document (Shape, ref: 2527-Willow Street, Bury Rev P01)
- Preliminary Drainage Strategy (Shape, ref: 2527 Rev P02)
- Arboricultural Impact Assessment (ADAS, ref: 1051694_JDA_Irwell Valley – Willow Street_APS)

Report Structure

1.6 The remainder of this Statement is structured as follows:

- Section 2 – provides a description of application site and the surrounding area, and summarises the pre-application engagement with the Council;
- Section 3 – provides a summary of the proposed development;
- Section 4 – includes a summary of the relevant national and local planning policy context;
- Section 5 – provides the assessment of the proposal against the relevant planning policy; and
- Section 6 – sets out the overarching summary and conclusion in respect of the proposal and its compliance with planning policy.

2. Site and Surroundings

Application Site and Surrounding Area

Application Site

- 2.1 The application site is located on Willow Street, in a largely residential area, approximately 1 km to the east of Bury town centre. The site currently comprises four vacant, derelict prefabricated single-storey structures which were most recently occupied by Bury Council Leisure Services. There are a few scattered trees across the site, and areas of hardstanding are located throughout the site.
- 2.2 The site is currently accessed from two points; one from Willow Street to the east and another from Maxwell Street to the north. The site extends to approximately 0.4 hectares in size.
- 2.3 To the north of the site is Queensberry Place, which provides supported housing for adults with a physical and/or a sensory disability or Learning Disability. This facility is also operated by Irwell Valley Homes and the proposed development will function as an extension to the facilities provided at Queensberry Place. To the west and south of the site are areas of residential development along Chestnut Avenue and Maple Avenue. These properties comprise a mix of largely two-storey terraced and semi-detached houstypes. The site is bound to the west by Willow Street, beyond which lies further residential properties and East Ward Primary School.
- 2.4 The site is broadly flat, and there are also no nationally listed buildings and structures within proximity to the site, nor is the site located within a Conservation Area. The site is wholly located within Flood Zone 1. Chesham Woods Local Nature Reserve, which is also identified as a Site of Biological Importance, is located approximately 800 metres to the north of the site.

Surrounding Area

- 2.5 The application site is located within a highly sustainable location, situated immediately adjacent to East Ward Primary School, and Hazel Wood High School is approximately 300 metres to the south-east of the site. The New Kershaw Centre, which operates as a youth club, is located to the west of the site on Deal Street.
- 2.6 A range of retail and service operators, which are capable of providing for the day-to-day needs of the local community, can be accessed on Rochdale Old Road to the north-west of the site. These include an Aldi foodstore. Public transport can also be readily accessed from the site, with bus stops on Willow Street and Rochdale Road, approximately 400 metres to the south of the site. Openshaw Park is located approximately 400 metres to the south of the site and can be readily accessed on foot.
- 2.7 The site is surrounded by existing residential development to the north, south and west, with some local community uses, to the east. Modern development comprising semi-detached dwellings are situated to the south and north of the site. Areas further to the north and south of the site comprise significant amounts of green space, largely at Hoyles Park and Openshaw Park.

Local Facilities

Public Transport

- 2.8 Public transport is readily accessible from the application site, with Willow Street being served by the B4 Bury Bolts bus route. This can be accessed from a bus stop located directly adjacent to Queensberry Place, immediately to the north of the application site.
- 2.9 Further beyond the vicinity of the site, additional bus stops are located along Rochdale Road to the south of the site. From the closest bus stop on Rochdale Road, which is located approximately 450 metres to the south of the site, bus services 94, 163, 471 and R2 can be accessed. These provide frequent services to a range of destinations, such as Rochdale, Manchester city centre (Piccadilly Gardens) and Higher Crumpsall, as well as a destinations throughout Bury and north Manchester. To the north of the site, bus services can be accessed from Rochdale Old Road at the closest bus stop, which is approximately 300 metres to the north of the site. Bus services 467 trax, 468 trax, 967, 968 and B4 Bury Bolts provide access to destinations include Bury town centre, Rochdale and Heywood.
- 2.10 Bury tram stop, which is the final destination on the Bury-Altrincham tram line, is located approximately 1.8 km to the south-west of the site. Services from here provide access to a range of destinations, including Manchester city centre and destinations throughout Greater Manchester.
- 2.11 The site is in a highly accessible location for sustainable modes of transport.

Employment, Retail and Leisure

- 2.12 As described above, the site is served by excellent access to public transport links, which provide connections to major retail, leisure employment destinations throughout Bury and Manchester, including Bury town centre, Rochdale, Heywood and other destinations throughout Bury and Greater Manchester including Manchester city centre.
- 2.13 The site is therefore extremely well located to access local employment opportunities, including local amenities within Bury.

Health and Education

- 2.14 There are a number of educational establishments within proximity of the site, including:
- East Ward Community Primary School which is located on the opposite side of Willow Street;
 - Hoyle Nursery School is located approximately 300 metres to the north of the site;
 - Hazel Wood High School, which is located 350 metres to the south-east of the site;
 - Saint Paul's Church of England Primary School, which is located approximately 500 metres to the north of the site;
 - St. Joseph & St. Bede R.C. Primary School located approximately 800 metres to the north of the site;
 - St Thomas's Church of England Primary School, located 900 metres to the south of the site;
 - Fairfield Community Primary School, located approximately 1.2 kilometres to the north-east of the site;
 - Bury College is located approximately 2.0 kilometres to the south-west of the site.
- 2.15 The site is well connected by public transport and road links to various healthcare facilities. North Manchester General Hospital lies approximately 1.4 km to the south-west of the site and can be reached in seven minutes via public transport. Medical centres and facilities within two kilometres of the site include Beacon Medical Centre, the

Avenue Medical Centre and Valentine Medical Centre. Stone Mount Dental Practice is located approximately 1.4 km to the north-east of the site, and there are pharmacies located within the Blackley village.

- 2.16 The site is well connected by public transport and road links to various healthcare facilities. Fairfield General Hospital lies approximately 1.7 km to the north-east of the site and can be reached in thirteen minutes via public transport. Medical centres and facilities within two kilometres of the site include Huntley Mount Medical Centre, Moorgate Primary Care Centre and Ribchester Centre. Bell Lane Dental Practice is located approximately 500 m to the west of the site, and there are pharmacies located in close proximity to the site, such as along Rochdale Road to the south of the site.
- 2.17 The application site is therefore very well located to offer sustainable access to a range of educational institutions and medical facilities.

Open Space

- 2.18 There are a number of areas of green space in close proximity to the site. Approximately 600 m to the south of the site is Openshaw Park, which has areas of playing fields, tennis courts and Mixed-Use Games Areas. In addition to this, Hoyles Park is located approximately 700 m to the north of the site is Hoyles Park, which has both areas of equipped play and a Mixed-Use Games Area. There are three areas of allotments within close proximity to the site, including one to the rear of Poplar Avenue, approximately 100 m to the east of the site, and two further allotments to the south of the site on Greywood Avenue.
- 2.19 Areas of informal green space in the vicinity of the site include playing fields located off Broad Oak Lane, approximately 1 km to the east of the site, which can be accessed in around 14 minutes on foot. Bury Athletics Club, as well as the sports facilities at Bury College and Manchester Road Park are all located approximately 2.1 km to the south-west of the site. These facilities can be accessed in around 27 minutes on foot.
- 2.20 It is therefore established that the site benefits from acceptable access to a range of open space and leisure facilities.

Summary

- 2.21 The site is in a highly sustainable location with access to a wide range of key local facilities and services. The site is situated in close proximity to a range of educational and health facilities, as well as areas of public open space including Hoyles Park, and is well served by a range of public transport options, providing regular daily access to destinations throughout Bury, and other destinations such as Rochdale, Heywood and Manchester city centre. Education and leisure services can also be found within an acceptable distance from the site.

Planning History

- 2.22 The planning history of the site is generally limited and relates to the site's previous use by Bury Council Leisure Services. The following planning permissions have been identified:
- Planning permission ref: 00/36626, which was granted in August 2000, and provided permission for the construction of two single-story extensions, which included new freezer units, the relocation of a waste compactor and 1.8 metre high fence and gates to the site boundary; and
 - Planning permission ref: 95/30606, which was granted in February 1995, and provided permission for a rear extension to provide a cold preparation area and restroom facilities.

2.23 To the north of the site, planning permission was granted in February 2003 for the construction of eight disabled persons flats, complete with communal areas and staff facilities (ref: 40186). This facility is operated by Irwell Valley Homes and is known as Queensberry Place. Other applications of relevance beyond the site include the following:

- Planning permission ref: 36755, which was granted in September 2000, provided for the development of 80no. dwellings to the north of Queensberry Place, on land between Maxwell Street and Shaw Street; and
- Planning permission ref: 36938, which was granted in October 2000, provided for the development of 14no. dwellings to the immediate south of the site on Maple Avenue.

2.24 The recent developments in the immediate surroundings of the application site illustrate the evolving nature of the local area over time. The granting of planning permissions for residential developments to the north and east of the site indicates a shift towards a greater emphasis on residential uses in the area.

Pre-Application Engagement

2.25 Prior to submitting the planning application, the applicant submitted a Pre-Application Request to Bury Council. A written response to this request was received in November 2022.

2.26 Feedback was sought regarding the principle of development, the design, massing and appearance of the proposal, key technical information required to support the application and likely validation information requirements.

2.27 In summary, the Council's response confirmed that the principle of residential development on the site is considered acceptable by virtue of the site's location within an established residential area. Notwithstanding this, any application would need to be supported by justification for the loss of the existing commercial buildings/use of the existing site. However, subject to this matter being addressed the response did not consider that the loss of the existing facility would pose a challenge to the proposal.

2.28 Notwithstanding the above, the response raised a number of detailed design and technical comments.

2.29 The following table summarises the matters that were raised in respect of technical elements that need to be considered in an application.

Table 1: Summary of Pre-Application Discussions

Theme	Matters Raised	Applicant Response
Design, Massing and Appearance	In respect of design, massing and appearance, the response confirmed that a two-storey building would work on the site and in relation to surrounding properties. Any application will need to be supported by details of proposed boundary treatment, with low wall and railings being the preferred option.	The proposal is a two-storey building, and the submitted Design and Access Statement provides detail in respect of the design evolution. Details of boundary treatments are provided in the submitted drawings.
Highways and Parking	The redundant vehicular accesses onto Willow Street will need to be included within the red edge site and foot way reconstructed at both locations to a scope and specification to be agreed. Parking provision will also need to comply with SPD11. Using the existing pedestrian access onto Maxwell Street results in a convoluted pedestrian route, a potential pedestrian access onto Willow Street could be explored. Refuse collection/bin storage arrangements will need to be clarified in any application.	The application is supported by a Transport Statement, the findings of which are summarised at Section 5 of this Statement. Parking provision is made for 13no. car parking spaces, which include 2no. disabled bays and 3no. EV charging points. The central turning head has been retained to accommodate a reversing refuse van to collect the bins from the enclosed store as well as providing adequate space for emergency vehicles.

Theme	Matters Raised	Applicant Response
Ecology	The proposed development appears to have an adequate level of soft landscaping with the majority of trees retained. As part of any application, it is recommended a bat and bird assessment of the buildings to be demolished be submitted, along with an assessment of any mature trees proposed for removal. The proposals may need to provide for a net gain in biodiversity, dependent on the progress of the Environment Bill. Notwithstanding this, the application will need to provide detail of mitigation and enhancement for loss of any trees and bird nesting or bat roosting habitat.	The application is supported by a Preliminary Ecological Appraisal, and a Nocturnal Bat Survey, which are both summarised at Section 5 of this Statement.
Environmental Health	A Contaminated Land Preliminary Risk Assessment will be required to be submitted with the application and prior to commencement of development, a Site Investigation, Detailed Risk Assessment and Remediation Strategy/verification report will be required. An asbestos survey will be required before any demolition of existing buildings is carried out. An Air Quality Assessment will not be required. A minimum of one EV charging point should be provided per unit (if provided with dedicated parking), or a minimum of 20% EV charging points for unallocated parking spaces.	The application is supported by a Contaminated Land Preliminary Risk Assessment, which is summarised at Section 5 of this Statement. The proposals provide for 3no. EV charging points, which as the spaces are proposed to be unallocated provides sufficient provision.

Summary

- 2.30 The feedback provided by the Council in the pre-application response has been considered and reflected upon in the proposed development hereby submitted. Key technical and design work, relating to ecology and highways, has been carried out and informs the submission.

3. The Proposed Development

3.1 The proposed development is as follows:

‘Demolition of four buildings and erection of a two-storey building to provide 13no. self-contained supported living dwellings with associated communal areas and associated external works’.

3.2 The proposed development seeks to deliver a supported care needs facility adjacent to an established residential area within Bury. The proposal represents a sustainable residential scheme, which will result in the redevelopment of currently unused and derelict buildings at a location whose development pattern has evolved to accommodate additional residential uses in recent years. The proposal will enhance the aesthetics of the area and bring forward much-needed housing for those with supported care needs in an accessible and sustainable location in Bury.

3.3 A total of 13no. supported-living apartments are proposed, laid out over a two-storey building. Each unit will provide accommodation for a maximum of two persons, in a one-bedroom self-contained unit. All units comply with Nationally Described Space Standards. Whilst all the one-bedroom units are strictly single occupancy, the two-person, one bedroom units will provide flexible accommodation for use by resident carers, depending on case-by-case individual needs and the level of care required.

3.4 The units are proposed to be configured as follows:

- Ground floor – 6no. 1B2P apartments. Office space, communal facilities, including a laundry room, alongside stores and key servicing areas are provided.
- First floor - 7no. 1B2P apartments. An office space with associated W/C are also provided.

3.5 The building has been designed to provide level access at the ground and first floors, with a lift providing access to both levels. The building will be fully M4(1&2) compliant.

3.6 The scale of the proposed building has influenced by the existing two-storey residential buildings and neighbouring apartment scheme at Queensberry Place. The proposal for supported living with communal facilities comfortably sits within the local context, offering variety against the existing apartments, the education buildings and the two-storey units that line Willow Street to the north and south of the site. The proposed amount of units is sympathetic in scale to the need and user group, it allows for supported care and NDSS living standards.

3.7 The design of the proposed development is inspired by the surrounding residential and educational structures, incorporating elements of both traditional and modern styles. The front and back of the building feature traditional pitched roofs made of red brick with two different shades to add visual interest. In contrast, there is also a flat roofed section with a parapet that is made of buff brick and features stepped brick detailing that faces the courtyard at Queensberry Place.

3.8 The development will have a 1500mm metal open faced rail along the boundary with Willow Street to ensure security and create an open, surveilled space at the back of the building. The terraced elevations with large door and window openings will maintain a street-facing appearance in line with the neighbouring blocks. The numerous large bronze coloured aluminium windows add a vertical element to the predominantly horizontal design, and the recessed details on the openings and brickwork add a touch of sophistication to the proposal.

3.9 Opportunities for landscaping and planting have also been considered, with the landscaping proposal seeking to increase biodiversity through the planting of additional trees, shrubs and hedges. Additional space for allotments is

also provided within the site, alongside mowed grass areas. The provision of a high quality landscaped scheme will enhance the view for residents, and provide an attractive environment in which to live.

- 3.10 In terms of access, it is proposed that a single point of access, via the existing car park access from Maxwell Street, will be used. This single access point allows for secure management of the facility with surveillance of residents entering or leaving the building through the reception lobby. A total number of 13 car parking spaces, including three EV charging points and two disabled access bays, and will located at the west of the site, with access taken directly from Maxwell Street leading to the internal courtyard and shared with the existing Queensberry Place facility.
- 3.11 Separate space is provided within an existing, adjacent bin store which will be shared with the existing Queensberry Place facility.

4. Planning Policy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the development plan unless there are material considerations which indicate otherwise.
- 4.2 The currently adopted Development Plan for the area comprises the Bury Unitary Development Plan (UDP), which was adopted in August 1997, with policies saved from September 2007. Other material considerations relevant to the determination of the application include:
- National Planning Policy Framework (“the NPPF”)
 - National Planning Practice Guidance (“the PPG”);
 - The emerging Bury Local Plan;
 - The emerging Places for Everyone Plan;
 - Bury Council Supplementary Planning Guidance

Adopted Development Plan

- 4.3 The Development Plan for the site comprises the Bury Unitary Development Plan (UDP) which was adopted in August 1997.
- 4.4 In 2017, the Council expressed their intention to replace the UDP with a new Local Plan. However, the preparation of this new Local Plan has been delayed, awaiting the adoption of the new Places for Everyone Plan. As such, the Council’s Local Development Scheme (adopted February 2022) indicates that a period of consultation on the first draft of the new Local Plan is anticipated in Autumn 2022, with the adoption of the new Local Plan anticipated in mid-2024.
- 4.5 Until the new Local Plan is adopted, the saved policies in the UDP will serve as a guide for determining proposals within Bury, along with other Supplementary Planning Documents (SPDs). The application site is not allocated for any specific use as shown by the UDP Proposals Map.
- 4.6 We provide a summary below of the policies of relevance to this application.

Bury Unitary Development Plan

- 4.7 Policy EC2 ‘Existing Industrial Areas and Premises’ states that the Council will seek to retain existing industrial areas and premises in employment uses, where appropriate. Furthermore, Policy EC2/2 ‘Employment Land and Premises Outside the Employment Generating Areas’, indicates that the council will seek to the retention of existing employment land outside the Employment Generating Areas except where it can be clearly demonstrated that an existing employment site or premises is no longer suited in land use terms to continued employment use.
- 4.8 Policy H1/2 ‘Further Housing Development’ states that, when assessing proposals for housing development, the Council will have regard to a range of factors, including the need to direct development towards the urban area, the availability of infrastructure, the need to avoid the release of peripheral open land, the suitability of the site in land use terms with regard to amenity, the nature of the local environment and surrounding land uses, and other policies and proposals in the UDP.
- 4.9 Policy H2 ‘Housing Environment and Design’ states that the Council will encourage good design in all residential development.

- 4.10 Policy H2/1 'The Form of New Residential Development' adds that all new residential development will be expected to make a positive contribution to the form and quality of the surrounding area. Factors to be considered when assessing proposals will include the height and roof type of adjacent buildings, the impact of developments on residential amenity, the density and character of the surrounding area, the position and proximity of neighbouring properties and the materials to be used in proposed developments.
- 4.11 Policy H2/2 'The Layout of New Residential Development' indicates that new residential development will be required to demonstrate acceptable standards of layout. Factors to be considered when assessing proposals include car parking provision, access for both vehicles and pedestrians, and provision for public transport, density, space about and between dwellings, landscaping and screening, protection/provision of trees and hedgerows, design for safety and security, and access/facilities for the disabled.
- 4.12 Policy H3 'Incompatible Uses in Residential Areas' states that the Council will not permit the development of incompatible uses in areas which are primarily residential in nature and where possible will seek to resolve existing conflicts. Policy H3/2, which relates to existing incompatible uses, states that where such uses operate within residential areas, the Council will seek to ensure that any existing conflicts are resolved where possible and where opportunities arise.
- 4.13 Policy H4/1 'Affordable Housing' states that the Council will encourage the provision of affordable housing through negotiation, partnership agreements and the identification of land suitable for such purposes.
- 4.14 Policy H4/2 'Special Needs Housing' states that sites for such uses should be conveniently located for local shops, public transport and community facilities; the location of health care facilities; the gradient of the site; the gradient between the site and the public transport network; the necessary car parking and amenity space (including gardens) should be provided; the development should be of a high standard in terms of design, layout and landscaping so that a satisfactory environment is achieved.
- 4.15 Policy EN1 'Built Environment' highlights that the Council aims to protect, preserve and improve the appearance and character of the Borough's built environment.
- 4.16 EN1/2 'Townscape and Built Design' 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, and landscaping, including the use of natural landscape features, and open space provision and the use of lighting.
- 4.17 Policy EN1/5 'Crime Prevention' states that the council will encourage development proposals which include environmentally sensitive design features aimed at discouraging crime. Particular attention will be given to principles such as the creation of defensible space, the location and design of parking facilities, the design and landscaping.
- 4.18 Policy EN4 'Energy Conservation' states that the Council will encourage development which contributes to energy conservation in the Borough. The use of renewable energy resources and the incorporation of energy efficiency measures in built development and the transport system will be encouraged.

- 4.19 Policy EN5/1 'New Development and Flood Risk' states that the Council will not permit new development, including the raising of land and the intensification of development, where such development would be at risk from flooding, would be likely to increase the risk of flooding elsewhere, or would adversely affect river flood defences.
- 4.20 Policy 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.
- 4.21 Policy EN7 'Pollution Control' 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.
- 4.22 Policy EN8 'Woodland and Trees' states that the Council will support the retention of trees, woods, copses and hedgerows and encourage natural regeneration and new and replacement tree planting throughout the Borough.
- 4.23 Policy EN10 'Environmental Improvement' states that The Council will seek to improve the environmental quality of the Borough, within which priority will be given to an on-going environmental improvement programme. This is emphasised at Policy EN10/1, which relates to derelict land, and states that the Council will encourage the reclamation and beneficial use of derelict land by the public and private sectors, including the redevelopment of derelict sites in accordance with the Council's programme for derelict land reclamation.
- 4.24 Policy RT2/2 'Recreation Provision in New Housing Development' states that developers of new housing on sites of 10 or more dwellings will be expected to provide for the recreational needs of the prospective residents, by providing and laying out recreational open space within or adjacent to the development, equivalent to a standard of 2.4 hectares per 1,000 population. For smaller developments, which are generally those of 10 to 49 dwellings, the developer may alternatively, by negotiation, provide a commuted sum to the Council for the equivalent enhancement of public open space or the implementation of an outstanding recreation allocation in the nearby area.
- 4.25 Policy CF3 'Social Services' states that the Council will, where appropriate, consider favourably proposals for the provision of new, and the improvement of existing social services facilities for children, young people, elderly people, people with mental and/or physical handicaps and illnesses, and other groups with special needs.
- 4.26 Policy HT1 'A Balanced Transportation Strategy' states that the Council will promote a balanced transportation strategy by ensuring that there is a coordinated approach to the formulation of policies and proposals for the alteration, upgrading or improvement of the transport network. This will be achieved through the implementation of measures designed to increase the attractiveness of public transport as a viable alternative to private transport, amongst other measures.
- 4.27 Policy HT2/4 'Car Parking and New Development' states that 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. Furthermore, Policy HT2/6 'Replacement Car Parking' requires all development proposals to make provision for the replacement of any car parking spaces lost as a result of the development in a location and manner to be agreed with the Local Planning Authority.
- 4.28 Policy HT4 'New Development' adds that the Council will seek to ensure that new developments support the principles of sustainable development, assist in the implementation of a balanced transportation strategy and minimise the environmental impact of traffic.

- 4.29 Policy HT5 'Accessibility for those with Special Needs' highlights the desire for the council to improve accessibility and the means of movement for the mobility impaired.
- 4.30 Policy HT5/1 'Access for Those with Special Needs' states that the council intends to promote accessibility for individuals with mobility impairments and special needs to public transport, car parks, pedestrian areas, and public and private buildings. This will include proposals which include the provision of specially demarcated car parking spaces and ramped access in preference to steps in public and private areas, and through the better design of buildings.
- 4.31 Policy HT6 'Pedestrians and Cyclists' states that the Council will seek to provide new and improved facilities for pedestrians and cyclists.

National Planning Policy Framework

- 4.32 The National Planning Policy Framework ('the NPPF') was updated in July 2021 and sets out the Government's planning policies for England and how these are expected to be applied. The policies contained within the NPPF are material considerations which local planning authorities should take into account.
- 4.33 It identifies at Paragraph 8 that there are three overarching objectives to sustainable development:
- a. Economic: building a strong, responsive and competitive economy;
 - b. Social: supporting strong, vibrant and healthy communities; and
 - c. Environment: protecting and enhancing the natural environment and built and historic environment.
- 4.34 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. Decision-makers at every level should seek to approve applications for sustainable development where possible. Paragraph 60 outlines that to support the objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forwards where it is needed.
- 4.35 Paragraph 92 outlines the way in which planning decisions should aim to achieve healthy, inclusive and safe places which promote social interaction, are safe and accessible, and enable and support healthy lifestyles.
- 4.36 Paragraph 105 states that the planning system should manage growth in support of these objectives and that significant development should be focussed on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes.
- 4.37 Paragraph 110 states that development should ensure appropriate opportunities to promote sustainable transport modes can be taken up, safe and suitable access to the site can be achieved for all, and that any significant impacts from the development can be mitigated.
- 4.38 Paragraph 111 states that the development should only be prevented or refused on highways grounds if there would be an unacceptable impact upon highways safety or that the residual cumulative impacts on the road networks would be severe.
- 4.39 Paragraph 119 states that planning policies and decisions should support the effective use of land. Paragraph 120(d) states that planning policies and decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

- 4.40 Paragraph 123 states that decision makers should take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs.
- 4.41 With regard to achieving appropriate densities, Paragraph 124 states that planning policies and decisions should support development that makes efficient use of land, taking into account:
- a. The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - b. Local market conditions and viability;
 - c. The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
 - d. The desirability of maintaining an area’s prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
 - e. The importance of securing well-designed, attractive and healthy places
- 4.42 Chapter 12 of the Framework outlines how the government will seek to achieve well-designed places.
- 4.43 Paragraph 130 states that planning decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history.
- 4.44 Paragraph 132 states that design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.
- 4.45 Paragraph 134 states that development that is not well designed should be refused where it fails to reflect local design policies and government guidance on design. However, significant weight should be given to development which reflects local design policies, and outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 4.46 Paragraph 174 recognises that the planning system should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity, preventing new and existing development from contributing to unacceptable levels of soil, air, water or noise pollution of land instability, and where appropriate, remediating derelict and contaminated land.
- 4.47 Paragraph 185 makes it clear that planning policies and decisions should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area or proposed development to adverse effects from pollution, should be taken into account.

Planning Practice Guidance

- 4.48 The Planning Practice Guidance (PPG) supplements the National Planning Policy Framework and reinforces guidance on protecting open space and achieving good urban design.

Other Material Considerations

Supplementary Planning Guidance (SPGs)/ Supplementary Planning Documents (SPDs)

- 4.49 These documents provide additional information on how the Council will implement various saved policies in Bury's Unitary Development Plan.

SPD 1 – Open Space, Sport and Recreation Provision in New Housing Development (June 2015)

- 4.50 This SPD provides more detailed guidance on the Council's approach to the provision and enhancement of open space, sport and recreational facilities as part of new housing developments.
- 4.51 If the housing development involves 10 dwellings with a maximum combined floorspace of more than 1,000 square metres or 11 dwellings and above, the applicant will be required to make off-site provision by way of a one-off payment towards the provision or enhancement of existing open space, sport and recreation facilities.

SPG 3 - Planning out Crime in New Developments (June 2001)

- 4.52 The SPG provides guidance to developments in respect of measures which can be incorporated into the design of new developments to reduce the fear of crime and lessen future opportunities for crime in Bury. The SPG expands upon the measures set out at Saved UDP Policy EN1/5.
- 4.53 The SPG sets out a range of basic principles that can be employed to reduce the potential for criminality as a result of development. These include the use of natural surveillance as a primary aid towards crime reduction, the use of defensible space, designing development for both the safety of people and the security of property, and to ensure that the design does not give the impression of safety where real danger exists.

SPG 5 – Affordable Housing Provision in New Residential Developments (January 2004)

- 4.54 This SPD provides further detail in respect of the implementation of Saved UDP Policy H4/1, which relates to the provision of affordable housing. The SPG states that each application will be subject to negotiation in order to determine a potential affordable housing requirement. However, at Paragraph 2.4 the SPG notes that the thresholds for which the provision of affordable housing will be sought are at housing developments of 25 or more dwellings, or residential sites of 1 hectare or more, irrespective of the number of dwellings.

SPD 11 - Parking Standards in Bury (May 2007)

- 4.55 This SPD outlines maximum standards for car parking in residential development. The applicant must demonstrate that the level of parking provided meets the demand for the site and early discussions with the planning department are recommended. The design and layout of car parking is important and should be included in the Design and Access Statement.
- 4.56 In respect of sheltered housing, the SPD outlines a maximum car parking provision of 1no. standard parking space for every three units, of which a minimum of 10% of this requirement should be allocated for disabled parking.

SPD 14 - Employment Land and Premises (September 2007)

- 4.57 The SPD supports the aims of Saved UDP Policy EC1, which is concerned with the provision of employment land, and Saved UDP Policy EC2/2, which relates to existing employment land and premises outside the defined Employment Generating Areas.
- 4.58 The SPD advises that if a site is no longer suitable in land use terms for continued employment uses, alternative uses should be considered provided it does not conflict with the character of the surrounding area and other policies and proposals of the Plan.

SPD 16 - Design and Layout of New Developments in Bury (October 2008)

- 4.59 This SPD provides design guidance for all types of development across the Borough's urban and rural settlements. The SPD makes clear that design should be taken into consideration when designing individual and groups of buildings as well as the extension and refurbishment of existing buildings. The SPD also provides advice on the design quality of soft and hard landscaped areas and all aspects of support infrastructure such as roads, footways, parking and amenity spaces.

Places for Everyone Plan

- 4.60 Nine Greater Manchester Local Authorities excluding Stockport are in the process of preparing an overarching development plan with strategic policies. The Places for Everyone Plan will identify the objective needs of the councils and sets out the scale and distribution of housing and employment growth across the conurbation for the next 20 years.
- 4.61 The Plan was revised following the withdrawal of Stockport from the process and a Publication version of the Plan was published in July 2021. A period of public consultation ran from 9th August to the 3rd October 2021, following which the Plan was submitted to the Secretary of State. The Plan is currently subject to a number of examination hearings, which will run from November 2022 to March 2023. The final Plan is set to be published in autumn 2023.
- 4.62 At present the plan is a material consideration, yet can only be afforded limited weight

Emerging Bury Local Plan

- 4.63 Alongside the preparation of the Places for Everyone Plan, Bury is preparing a new Local Plan which once adopted will supersede the remaining saved UDP policies. In October and November 2018, the Council undertook a period of consultation on the Policy Directions that will inform the development of the Local Plan. Each Policy Direction area set out a proposed scope and refined direction for the new Local Plan.
- 4.64 The development of the Bury Local Plan is anticipated to follow the final publication of Places for Everyone Plan, with the Council's February 2022 Local Development Scheme anticipating the submission of the new Local Plan in 'late-2023', with adoption of the Plan anticipated in 'mid-2024'.

5. Planning Appraisal

- 5.1 This section considers the proposed development against the provisions of the development plan and other material considerations. In summary, it assesses the following:
- a. Basis for decision taking;
 - b. Principle of development, including the principle of residential development on a former employment/commercial site;
 - c. Other material considerations, namely;
 - 1. Design, Layout and Amenity;
 - 2. Highways and Parking; and,
 - 3. Ecology and Trees.
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the development plan unless there are material consideration which indicate otherwise. Paragraph 11 of the NPPF, the presumption in favour of sustainable development, asks decision-makers to approve development proposals that accord with the development plan without delay.
- 5.3 The NPPF is an important material consideration in determining the application. Running through the NPPF is a presumption in favour of sustainable development and the call for planning authorities to 'boost significantly the supply of housing' and meet the full objectively assessed housing needs for their area.
- 5.4 The currently adopted Development Plan for the area comprises Bury Council Unitary Development Plan (UDP) adopted in August 1997. The starting point for decision taking is therefore the statutory Development Plan. It is also important to consider other key material considerations, such as the Supplementary Planning Guidance, the NPPF and the emerging Local Plan and Places for Everyone Plan.

Principle of Development

- 5.5 The application comprises a derelict, former commercial site on Willow Street, to the east of Bury town centre. The site is located in a highly sustainable location in close proximity to a range of public transport lines, a location where the local planning policy seeks to direct development. The suitability of the site for re-use is further emphasised by its status as previously developed land.
- 5.6 Whilst the site is not allocated for any specific use in the UDP, by virtue of the site's previous use by Bury Council Leisure Services and with reference to the pre-application response, it is understood that this previous use affords the site some protection as an existing commercial use. As such, Saved UDP Policy EC2 is of relevance. This policy states that the Council will seek to retain existing industrial areas and premises in employment uses, where appropriate. This is further expanded upon by Policy EC2/2, which sets out an exception to the above where it can be clearly demonstrated that an existing employment site or premises is no longer suited in land use terms to continued employment use. In these circumstances, consideration will be given to alternative development providing it does not conflict with the character of the surrounding area.
- 5.7 In respect to Policy EC2/2, it is important to consider that the site is understood to have been derelict for some time, and no alternative commercial or employment use has been found for the premises since Bury Council Leisure services vacated it. Furthermore, it should be noted that the Council approved the unit for disposal as part

of the Council's Accelerated Land Disposal Programme in March 2021. The disposal of the site was finally approved by the Council's Cabinet in January 2022.

- 5.8 This decision was based on the recommendation that the site would help to facilitate the Council's brownfield first approach to housing delivery, to accelerate the delivery of specialist accommodation to help meet the requirements of young adults with additional support needs, and to help reduce revenue cost to the Council for holding, maintaining, and securing long-term derelict sites.
- 5.9 The disposal of the site by the Council demonstrates that they themselves consider that the former use of the site is no longer suitable, both in terms of representing a viable option and in respect of the character of the area.
- 5.10 It is therefore instructive to consider Saved UDP Policy H3, which relates to Incompatible Uses in Residential Areas, states that the Council will, where possible, seek to resolve existing conflicts.
- 5.11 As the proposal seeks to re-use an employment/commercial site in an existing largely residential area, the proposed development is more reflective of the character of the surrounding area when compared to the former use and will result in the expansion of Irwell Valley's neighbouring facility at Queensberry Place. The site is bound by residential features on three sides, and to maintain either a derelict site or an undesirable employment/commercial use in this location would not be suitable in what is clearly a residential area. Indeed, the residential character of the surrounding area has developed in recent years through the granting of a number of planning permissions for residential development, indicating the shift towards a greater emphasis on residential uses in the area.
- 5.12 The approval by the Council's Cabinet to dispose of the site to Irwell Valley for the proposed development, the long term vacant status of the existing buildings and the positive response of the pre-application response from the Council, are reflective of the fact that the site is clearly no longer suited to continue as an employment/commercial use.
- 5.13 Taken together, it is clear that the principle of residential development on the site is considered to be wholly acceptable and consistent with the objectives of the UDP and NPPF, which seek to direct development towards previously developed land within the built-up area and in the most sustainable and accessible locations.
- 5.14 The principle of development is established, and further consideration of the proposals is now provided from a technical perspective.

Other Material Considerations

Design, Layout and Amenity

- 5.15 Saved UDP Policy H2 states that the Council will encourage good design in all residential development. Furthermore, Saved UDP Policy H2/1 states that all new residential development will be expected to make a positive contribution to the form and quality of the surrounding area. Factors to be considered when assessing proposals will include the height and roof type of adjacent buildings, the impact of developments on residential amenity, the density and character of the surrounding area, the position and proximity of neighbouring properties and the materials to be used in proposed developments. Paragraph 127 of the NPPF sets out that decisions should ensure that developments function well and add to the overall quality of the area.
- 5.16 JDA have produced a Design and Access Statement which provides a summary of the design evolution of the proposals, and an assessment of the scheme in the context of the site's setting and the design of the proposal. The

Statement confirms how the design has been informed through pre-application discussions with Officers at Bury Council, and how the design of the proposal has evolved in order to take account of the topography of the site, neighbouring buildings, the need to provide landscaping around the edges of the site, along with consideration of environmental and design specific matters.

- 5.17 This development proposes 13 No. 1-bedroom, 2-person self-contained apartments. The proposed building has been designed with reference to neighbouring buildings, such that its design sits comfortably within the local context, offering variety against the existing bungalows, semi-detached and terraced housing on Willow Street. The scale of the building has been established by the existing one- and two-storey residential buildings that create the approach to the site. The proposed two storeys allows for a repetition of unit types on a smaller footprint, which increases the economic viability of the project. The proposed amount of units is sympathetic in scale to the need and user group, it allows for supported care and Nationally Described Space Standards ('NDSS') living standards.
- 5.18 The single access point of the existing car park allows for secure management of the facility with surveillance of residents entering or leaving the building through the reception lobby. The linear run of terraced accommodation is broken by the communal lounge block, which looks to be extracted from the Queensberry Building forming a shared garden space in-between. The unit types have been designed for level access to the ground floor and first via the lift and will be M4(1&2) and NDSS compliant. The proposal offers supported care for people with behavioural issues which is greatly needed in the area.
- 5.19 The proposed development takes influence from the neighbouring residential and educational buildings, with a mix of traditional pitched blocks in red brick and a flat roofed with parapet block in a contrasting buff brick. The traditional pitched roof section is mirrored to the front and the back of the scheme and detailed with two red / brown coloured brick tones to provide depth and rhythm to the facade. The contrasting box, with flat roof and parapet is formed from two buff coloured bricks with stepped brick detailing that protrudes towards the courtyard facing Queensberry Place.
- 5.20 The proposals provide a total of 13 parking spaces, including two disabled parking bays and three EV charging points. Cycle storage for two bicycles has been provided for staff use. By virtue of the intended use, the parking provision is intended for staff and visitors only, this results in a smaller need for defined car park bays.

Landscaping

- 5.21 The proposal also includes a well designed landscaping scheme, introducing the provision of garden space and allotments for future residents. The provision of a well landscaped scheme ensures that residents have good access to formal outdoor space.
- 5.22 Level access has been provided to all who visit or reside via an access ramp from the parking provided in close proximity, and bin and mobility aid storage all closely accessible too. Whilst we propose the removal of a small number existing trees, the proposed landscaping aims to increase biodiversity through the planting of additional trees, shrubs and hedges with a more considered mix. The proposed open space responds directly to the social objective within the NPPF, which seeks to provide well designed, beautiful and safe spaces and open spaces that reflect current and future needs.
- 5.23 Supplementary Planning Document 1 (SPD), adopted in June 2015, relates specifically to the provision of open space, sport and recreation in new housing development. Paragraphs 4.11 and 4.12 relate specifically to specialised accommodation and the associated provision of open space. As the proposal is for Class C3(b) Use, the following paragraph is of specific relevance:

‘Sheltered housing schemes (Category C3) are unlikely to generate demand for a play area or young people’s area, and therefore the play provision element of the standard charge can be waived for these schemes. Should viability be raised as an issue to the satisfaction of the Council (see ‘Viability’), the Council may accept the provision of onsite amenity space for residents similar to that required for category C2 schemes (see above) to meet the requirements of the SPD depending on the circumstances of the application.’

- 5.24 The proposal is for self contained apartments offering supported living to young adults with car needs. In this regard, the SPD states clearly that the play provision element of the standard charge can be waived for such schemes. Furthermore, the SPD states that category C2 schemes would not place a significant demand upon the need to provide new formal recreational space, although on-site amenity land or communal space will be required as part of the development. The same must therefore apply to the proposed C3 scheme.
- 5.25 The proposal provides for a good level of recreational space, including formal allotments, which will cater for the residents in the proposed scheme. As noted in the SPD, on site requirements should be provided in order to meet the needs of the residents on the site, and the scheme directly responds to these requirements.
- 5.26 Given the above, no further off-site provision is required as a result of the proposal.

Highways and Parking

- 5.27 Saved UDP Policy HT4 ‘New Development’ adds that the Council will seek to ensure that new developments support the principles of sustainable development, assist in the implementation of a balanced transportation strategy and minimise the environmental impact of traffic. Moreover, Saved UDP 1.24 Policy HT2/4 ‘Car Parking and New Development’ states that 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.
- 5.28 A Transport Statement has been prepared by TPS Transport Consultants and is submitted in support of the application. The Transport Statement identifies that the site is located within easy access of local amenities, including retail opportunities, health facilities and schools, and that there are opportunities for walking, cycling and public transport in the vicinity of the site. The proposed development will take access from Willow Street, which is bound by footways and street lighting, has dropped kerbs at minor access junctions and is subject to a 20mph speed limit.
- 5.29 An analysis of historic accident data suggests that there are no accident trends that might be exacerbated by the addition of development-related traffic, and the development is anticipated to generate five two-way vehicle trips in the AM and PM peak hours. This level of vehicle trip generation is not considered to be material, particularly when considering that the former industrial use would have generated trips.
- 5.30 The servicing arrangements for the site have been considered; the existing turning head associated with this site will be unaffected and it is expected the proposed development will form a short extension to an existing servicing route. The bin store for the proposed development will be provided as an extension to the bin store associated with the adjacent residential development.
- 5.31 Car parking and cycle parking has been provided to meet the operational requirements of the site. Accordingly, it is proposed to provide parking at a ratio of 1 space per dwelling (13 spaces total), as an extension to the car park associated with the adjacent residential development. The existing 10 spaces associated with the adjacent development will be maintained. Within the 13no. proposed spaces, a total of 3no. EV charging points and 2no. disabled bays will be provided. Access to the car park on foot will be provided from the western elevation of the site, via a short flight of stairs or via an accessible ramp.

- 5.32 Accordingly, the proposed development is considered to accord with Saved UDP Policies HT4 and HT2/4, and the requirements of SPD 11.

Ecology and Trees

- 5.33 Saved UDP Policy 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. Furthermore, Saved UDP Policy EN8 'Woodland and Trees' states that the Council will support the retention of trees, woods, copses and hedgerows and encourage natural regeneration and new and replacement tree planting throughout the Borough.
- 5.34 The application is supported by a Preliminary Ecological Appraisal Report, prepared by e3p. This report identifies that the site is located within the Impact Risk Zone of the Rochdale Canal Site of Special Scientific Interest (SSSI) Special Area of Conservation (SAC). No impacts on the designated site are anticipated as a result of the development, based on the distance from the site and the small scale of the development. Furthermore, in respect of designated sites, Chesham Woods Site of Biological Importance (SBI) and Local Nature Reserve (LNR) is located within 1 km of the site. No impacts on Chesham Wood SBI and LNR are anticipated as a result of the proposed development as it is a small-scale residential scheme.
- 5.35 In respect of the site itself, a number of potential ecological constraints were identified. Each building on site was identified as having low bat roosting potential, as was potential foraging and commuting opportunities for bats within the scattered trees and hedgerows. Furthermore, opportunities for nesting birds within the scattered trees introduced shrub, and hedgerows were noted, and hedgehogs were anticipated to be present on-site within the introduced shrub, grassland, and hedgerows and present within the surrounding area. An invasive plant species, field horsetail, is also identified on-site.
- 5.36 The result of the above has necessitated that a Nocturnal Bat Survey be carried out on each building, and accordingly a Bat Survey Report prepared by e3p has been prepared and is submitted in support of the application. This report confirms that no bats were observed emerging from B1, B2 or B3 during the Nocturnal Bat Survey and no activity was recorded in relation to the potential roosting features on the buildings. Furthermore, no roosts were identified within the buildings. As such, no further surveys, or a Natural England Bat Licence, are required for the demolition of the buildings to proceed. However, a moderate number of common pipistrelle were identified foraging and commuting over the site.
- 5.37 In respect of wider on-site ecological matters, a number of mitigation measures are proposed. These include the removal of any vegetation, if required, outside of the breeding bird season, or to be informed by a nesting bird check, undertaken by a suitably qualified ecologist up to 24 hours before works commence, Precautionary Working Methods for hedgehogs, lighting recommendations for bats in association with the scattered trees and on-site hedgerows, and the eradication of field horsetail prior to works commencing on-site.
- 5.38 In respect of trees, ADAS have prepared an Arboricultural Planning Statement. This has surveyed a total of 18 features, comprising 13 individual trees and five groups of trees, of which 11 were of a moderate quality (Category B) and seven were of a low quality (Category C). No trees were assessed as being of a high quality (Category A) nor as being unsuitable for retention (Category U). None of these trees are protected by a Tree Preservation Order, and that the site is not within a Conservation Area.
- 5.39 The proposals will require the removal of three individual trees and four tree groups within the site. The individual trees to be removed comprise two Category B specimens (T9 & T10) and one Category C specimen (T15). The tree groups to be removed (G13, G16, G17 and G18) are all of Category C value. The proposed development has been

designed to sit largely within the envelope of the previously developed area of the site and where works are to occur within the RPAs of retained trees, they mainly affect areas where existing hard standing and development will have impaired, if not excluded, tree root development.

5.40 Replacement tree and landscape planting is proposed to mitigate the proposed tree removal. The incorporation of new landscaping within the scheme will further enhance the overall tree cover across the site, as well as increase species and tree age class diversity within the site which will help to provide succession of the existing tree stock which is dominated by just one species. Where works are to occur within the RPAs of retained trees, they mainly affect areas where existing hard standing and development will have impaired, if not excluded, root development. Where works are proposed within the RPAs of retained trees, it is considered that, subject to the works being completed in accordance with the precautionary methodologies detailed in this report, the trees will adapt successfully to the changes in their growing environment and can be retained.

5.41 Subject to the implementation of the above tree protection measures, the Arboricultural Planning Statement confirms that the proposed development of the site can be successfully achieved without causing undue harm to those trees identified for retention.

5.42 As such, the proposed development is considered to accord with Saved UDP Policies EN6 and EN8.

Flood Risk and Drainage

5.43 Saved UDP Policy EN5/1 'New Development and Flood Risk' states that the Council will not permit new development, including the raising of land and the intensification of development, where such development would be at risk from flooding, would be likely to increase the risk of flooding elsewhere, or would adversely affect river flood defences.

5.44 Shape Engineers have produced a Drainage Strategy to support the application proposals. Based on knowledge of the site and surrounding areas, the Strategy assumes that subsoils are not permeable.

5.45 The surface water sewer system has been designed in accordance with Sewers for Adoption 6th Edition and therefore includes the design for attenuation of flows for up to a 1 in 100 year + 40% climate change storm events without flooding. The outflow to the public sewer will be controlled by a hydrobrake device manhole. Attenuation has been provided in the form of cellular storage. This attenuates up to and including the 1 in 100 year + 40% CC return period for a site impermeable area of 879m². The hydrobrake has been designed to restrict surface water flows to a discharge rate of 5.0l/s. Surface and foul flows will contact to the existing network via a proposed manhole connection, which will be agreed with United Utilities through agreement.

5.46 The proposals are therefore considered to accord with Saved UDP Policy EN5/1.

Summary

5.47 Accordingly, there are no planning policy or technical issues that would prevent planning permission being granted for the proposed development, and as such in accordance with the NPPF, the Council should positively determine the application proposals without delay.

6. Conclusions

- 6.1 This Planning Statement has been prepared by Nexus Planning on behalf of Irwell Valley Homes to support the submission of a planning application on land at Willow Street in Bury for:
- ‘Demolition of four buildings and erection of a two-storey building to provide 13no. self-contained supported living dwellings with associated communal areas and associated external works’.**
- 6.2 This Statement describes how the application site is a wholly appropriate location for the proposed extra care facility. The site is a highly sustainable site, accessible to a range of key local services and facilities, including excellent public transport links which provide regular services to key destinations. The proposed development will result in the re-use of a currently under-utilised, previously developed site, which will substantially enhance the aesthetics of the site and the surrounding area and bring forward much needed extra care accommodation within a highly sustainable location in Bury.
- 6.3 It is understood that the site has been derelict for some time, and that the Council approved the unit for disposal as part of the Council’s Accelerated Land Disposal Programme in March 2021. The disposal of the site was finally approved by the Council’s Cabinet in January 2022. This decision was based on the recommendation that the site would help to facilitate the Council’s brownfield first approach to housing delivery, to accelerate the delivery of specialist accommodation to help meet the requirements of young adults with additional support needs, and to help reduce revenue cost to the Council for holding, maintaining, and securing long-term derelict sites.
- 6.4 With reference to the planning merits of the proposals, we highlight the following:
- The proposals are in line with the aspirations of national and local planning policies which seek to focus development on previously developed land within existing settlements and in sustainable locations, especially for the creation of homes to meet identified needs;
 - Secures the re-use of a currently vacant, under-utilised former commercial site, which is evidently an inappropriate use within the wider established residential area;
 - The design of the proposed development complements and respects the existing character and form of the surrounding residential area in line with the adopted development plan; and,
 - The proposals will contribute to Bury’s supply of much-need extra care facilities within the Borough.
- 6.5 Any potential constraints presented by the site have been positively addressed such that the proposals represent a suitable, available, achievable and deliverable extra care scheme. The proposals have been informed through Pre-Application Engagement with Officers in order to create a scheme that reflects the characteristics of the surrounding area.
- 6.6 Importantly, the proposals fully accord with relevant local and national planning policies and present an opportunity to contribute towards meeting identified housing needs in Bury in a manner that offers a number of material benefits.
- 6.7 It is therefore submitted that the application can be positively considered by the Local Planning Authority.



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