



Paul Butler Associates

Planning, Development & Heritage Consultants

MaiRose Property Developments Ltd

Land adjacent to 34 James Street North,
Radcliffe, Bury, M26 1LL

Planning Statement

January 2022

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Job Number: 20.1517

Client: MaiRose Property Developments Ltd

Project: Land adjacent to 34 James Street North, Radcliffe

File Name: Planning Statement

Document Preparation/Checking Record:

	Name and Qualifications	Position	Date
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Document Revision Record:

Issue No.	Date	Details of Revisions

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1. Introduction

- 1.1 This statement has been prepared by Paul Butler Associates on behalf of MaiRose Property Developments Ltd. The statement has been provided in support of a full planning application for a residential development at Land adjacent to 34 James Street North, Radcliffe, Bury, M26 1LL for the erection of four new dwellings (use class C3).
- 1.2 The application follows the approval of planning permission 66984 on 23 July 2021 which granted planning permission for 'Development of three new dwellings (use class C3)'. Additional land has now been acquired by the applicant allowing the development of four dwellings on the site.

Structure of Statement

- 1.3 In order to provide a clear understanding of the proposal this statement includes:
- A brief description of the application site and surrounding area;
 - A review of the site's planning history;
 - An overview of the proposal;
 - A review of relevant national and local planning policy and context;
 - A planning appraisal of the scheme and consideration of all the relevant planning matters; and
 - A conclusion.

Other Supporting Documents

- 1.4 In addition to this Planning Statement, the planning application is supported by the completed application forms and ownership certificates; a series of planning drawings prepared by Edmondson Design; and the following reports:
- Arboricultural Impact Assessment with Tree Protection Measures prepared by Godwins Tree Surveys.

- Extended Phase 1 Habitat Survey prepared by Rachel Hacking Ecology.
- Phase 1: Preliminary Risk Assessment prepared by LK Group.
- Final Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy prepared by LK Group.
- Construction Traffic Management Plan prepared by MaiRose Property Group.
- 'Newlyn Heritage Blend' brick product technical information sheet.

2. The Application Site and Surrounding Area

The Application Site

- 2.1 The application site comprises land adjacent to 34 James Street North, Radcliffe, Bury, M26 1LL (identified on Figure 1 below). The site comprises a vacant parcel of land located on the west side of James Street North. The site is roughly rectangular in shape and 0.02 hectares in size. The site is bounded by c.1.6m high concrete and timber fencing. To the north and south of the site are adjacent terrace dwellings which front James Street North. There are also terrace dwellings to the east on the opposite side of James Street North. To the west of the site is an area of 'Protected Open Space' which is characterised by tree coverage and can be seen on figure 1 below.



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

- 2.2 The site is located within the designated 'Radcliffe Renewal Area' and 'Radcliffe Town Centre' by Bury Unitary Development Plan.
- 2.3 The site is not located within a conservation area and does not contain any listed buildings.
- 2.4 The site is located in flood zone 1 which is the lowest level of risk. There are no TPO trees on the site or immediately adjacent to it. The site is not within an Air Quality Management Area.

The Surrounding Area

- 2.5 The surrounding area is predominantly residential in use comprising traditional terrace and semi-detached housing. The site is located within the designated town centre of Radcliffe, the centre of which is located approximately 250m to the north of the site on the opposite side of New Road. The town centre provides a wide array of shops, services and amenities to meet the day-to-day requirements of residents including pubs, takeaways, hairdressers, post-office, and Lidl and Asda supermarkets. There are primary and secondary schools in the area (including St John's Primary School, Chapelfield Primary School, Philips High School, The Derby High Schools), as well as public outdoors spaces (including Outwood Country Park and Coronation Park).
- 2.6 New Road is defined as a strategic route network as per the Council's proposals map, and is well served by various bus routes with regular services to Bury. There are numerous bus stops within walking distance of the site with services to Manchester City Centre, Bury, Bolton, Farnworth, Clifton and serving much of the surrounding conurbation. Radcliffe Metrolink Station is approximately 700m to the north and is served by trams between Manchester City Centre and Bury.

3. Planning History

- 3.1 Research of the Council's online planning database has been undertaken and the applications identified are set out in the table below:

Application Number	Development Description	Decision and Date
66984	Development of three new dwellings (use class C3)	Approved with conditions 23.07.2021
53416	Application to extend time limit for implementation of planning permission 48707	Approved with conditions 26.01.2011
48707	Three No. Dwellings	Approved with conditions 03.12.2007
46713	Two No. Semi-Detached Dwellings	Refused 14.02.2007

- 3.2 The above planning history demonstrates that planning permission for the development of the site for three dwellings has previously been granted by Bury Council. The current application proposes a similar form of development to that approved by planning permission 66984 in July 2021. Additional land has now been acquired by the applicant allowing the development of four dwellings on the site, although many of the characteristics of the proposed development are the same as the scheme approved by planning permission 66984.

4. The Proposal

- 4.1 The proposed development comprises 'the erection of four dwellings (use class C3)'.
- 4.2 The dwellings will be in a terrace format and each will have accommodation spread over three floors. They will comprise a hallway, WC, kitchen and living room on the ground floor; two bedrooms and a family bathroom on the first floor; and a master bedroom with en-suite provided within the roofspace. A dormer will be provided to the rear elevation enabling efficient use of the roofspace.
- 4.3 The dwellings will be constructed of red brick with tiled roofs which reflects the local vernacular and surrounding properties (a product specification of the proposed brick has been submitted to seek to avoid a pre-commencement planning condition and allow delivery of the development as soon as possible). The elevations will have vertically proportioned windows with cills and lintels. The rear elevation will have patio doors opening onto the external yard area which will provide an external amenity space for residents. Juliet balconies will be provided to the first floor bedroom on the rear elevation.
- 4.4 The properties will be set back from the pavement and reflect the established building line of the adjacent dwellings to either side. Railings to the front garden areas will provide defensible space to the properties and reflect the front boundary treatment of other properties on James Street North.
- 4.5 The front / side garden areas of the dwellings provide space for the storage of bins for refuse and recyclable waste which reflects other properties in the area. Timber bin stores will be provided for each property. Like other terrace properties in the surrounding area dedicated car parking is not provided however residents that do have a car would be able to park on-street close to their property.

5. Planning Policy Context

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

- The National Planning Policy Framework (NPPF); and,
- The Development Plan for Bury.

National Planning Policy Framework

5.2 The revised National Planning Policy Framework (NPPF) was last updated in July 2021 and sets out the government's planning policies and how these are expected to be applied. It replaces the Framework published in March 2012, however a presumption in favour of sustainable development continues to be at the heart of the NPPF which ensures that 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:

- 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
- 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.

Delivering a sufficient supply of homes (Chapter 5) – paragraph 60 explains that in order to support the government's commitment to significantly boosting the supply of homes, it is important that a sufficient amount and variety of land comes forward for development where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement set out in adopted strategic policies or against their local housing need where strategic policies are more than five years old. The five year supply should include an appropriate buffer. Where the local authority chooses to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan the buffer should be 10% to account for any fluctuations in the market during that year. In the event that there has been significant under delivery when measures against the Housing Delivery Test (November 2018 onwards) then a 20% buffer should be applied.

The NPPF is clear at paragraph 11 that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites or the Housing Delivery

Test indicates that the delivery of housing was substantially below the housing requirement over the previous three years.

Paragraph 69 highlights that small to medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. Paragraph c) emphasises the importance of windfall sites and states local authorities should support their development through giving great weight to the benefits of using suitable sites within existing settlements for homes.

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. It recognises that a poor environment and a lack of housing can act as a potential barrier to investment.

Ensuring the vitality of Town Centres (Chapter 7) – advises that planning policies should recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites.

Promoting healthy 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.

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.

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.

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 (d) explains that planning 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.

The chapter goes on to discuss how appropriate densities can be achieved. Paragraph 124 sets out that the planning system should support development that makes efficient use of land, taking into account the following:

- 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 or of promoting regeneration and change; and
- e) the importance of securing well-designed, attractive and healthy places.

Achieving well-designed places (Chapter 12) - this chapter sets out at paragraph 130 that planning policies and decisions should aim to ensure that developments:

- 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.
- Are visually attractive as a result of good architecture and appropriate landscaping.
- Are sympathetic to local character and history including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation.

- Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit.
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks.
- Create places that are safe, inclusive and accessible and which promote health and well-being.

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.

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.

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.

The Development Plan for Bury

5.6 The Development Plan for Bury comprises the following documents:

- Saved policies of the Bury Unitary Development Plan;
- Bury Local Plan; and,
- Supplementary Planning Documents.

Saved Policies of the Bury Unitary Development Plan (Adopted August 1997)

5.7 The Unitary Development Plan (UDP) for Bury was adopted on 29 August 1997 and is the key Development Plan Document against which proposals should be judged. UDP objectives and policies of particular relevance to the proposed scheme are summarised below:

- Housing Objective 1 'To identify sufficient land for housing to meet the housing requirement set for the Borough' is for the provision for the building of 7200 dwellings over the period mid-1986 to mid-2001. It is acknowledged that this is now out of date, however the 'Bury Five Year Supply of Deliverable Housing Land' (April 2020) confirms that Bury's housing target calculated on the basis of the Local Housing Need of 601 dwellings per annum, calculated using the Government's standard methodology is 601 dwellings per annum. The aforementioned document establishes that the Council is currently unable to meet its five year housing supply requirement.
- Housing Objective 2 'To develop a housing stock which reflects the guiding principles of Strategic Guidance' includes locating residential development within and well related to the urban area; and resisting housing development on protected open space.
- Housing Objective 3 'To develop a housing stock which reflects the needs and demands of the Borough's population' includes developing a wide range of housing types and tenures.
- Policy H1/2 'Further Housing Development' states that the Council will have regard to the following factors when assessing proposals for housing development on sites not identified on the Proposals Map:
 - the need to direct development towards the urban area;
 - the availability of infrastructure;
 - the need to avoid the release of peripheral open land, unless this can be shown to be consistent with urban regeneration;

- the suitability of the site in land use terms with regard to amenity, the nature of the local environment and surrounding land uses;
 - other policies and proposals of the Plan.
-
- Policy H2/1 'The Form of New Residential Development' 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;
 - the materials to be used in proposed developments, especially their colour and texture.

 - Policy H2/2 'The Layout of New Residential Development' which states new residential development will be required to demonstrate acceptable standards of layout. Factors to be considered when assessing proposals will include:
 - car parking provision;
 - access for both vehicles and pedestrians, and provision for public transport;
 - the possible need for traffic calming measures;
 - density;
 - space about and between dwellings;
 - landscaping and screening;
 - protection/provision of trees and hedgerows;
 - open space/children's play areas;
 - design for safety and security;
 - access/facilities for the disabled; and,
 - the existence of any public rights of way.

- H5/1/2 'Area Improvement' states that within owing to a high level of poor housing conditions and a poor housing environment, inner Radcliffe has been identified as a Renewal Area. The boundary on the Proposals Map represents the Renewal Area boundary.
- TC1/1 'Open Space in Town Centres' advises that within the Town Centres the Council will protect identified areas of open space which provide:
 - an important element in civic design;
 - valuable visual amenity;
 - important outlets for recreation;
 - valuable wildlife habitats; or
 - act as buffers between incompatible uses or provide links between other open land areas.
- HT1 'A Balanced Transportation Strategy' advises 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.
- HT2/4 'Car Parking and New Development' advises 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.
- HT3 'Public Transport' advises that the Council will encourage land use measures aimed at maintaining and increasing the use of public transport.
- HT4 'New Development' advises that in considering the location of new or intensified development, the Council will encourage proposals which:
 - support the principles of sustainable development;
 - assist the implementation of a balanced transportation strategy;
 - minimise the environmental impact of traffic.

In particular, new development will be encouraged where use can be made of public transport or spare capacity in the existing highway network, provided that this is also in accordance with other policies of the Plan.

- Policy EN 1/ 1 'Visual Amenity' states that development will not be permitted where proposals would have a detrimental effect on public views of prominent or important buildings.
- 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; and,
 - the use of lighting.
- EN1/5 'Crime Prevention' advises that the Council will encourage development proposals which include environmentally sensitive design features aimed at discouraging crime.
- EN1/7 'Throughroutes and Gateways' states that the Council is concerned to improve the quality of development along throughroutes and at gateways, and will require new proposals fronting major throughroutes and at the identified gateways to display a high standard of design and landscaping.

- 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.
- 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.
- EN7/1 'Atmospheric Pollution' advises that in seeking to limit atmospheric pollution the Council will not permit development which:
 - would result in unacceptable levels of atmospheric pollution; and/or
 - is not compatible with the achievement of the Council's long term air quality standards.
- EN7/2 'Noise Pollution' states that 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.
- EN8 'Woodland and Trees' advises 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.
- EN10/1 'Derelict Land' advises 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.

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

Bury Local Plan

- 5.9 Bury Council is currently in the process of preparing a new Local Plan, and once adopted it will replace the existing UDP document. The Council's website advises that Consultation on the Policy Directions for the Bury Local Plan ended on 30 November 2018 and notes that comments are being considered before a draft Local Plan will be consulted on.

Supplementary Planning Documents (SPDs) and Guidance

- 5.10 There are also various Supplementary Planning Documents of relevance to the proposed scheme, which include: SPD 6 'Alterations and Extensions to Residential Properties' (May 2007); SPD 11 'Parking Standards in Bury' (May 2007); and, SPD16 'Design and Layout of New Development in Bury' (October 2008).
- 5.11 The proposed development 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 proposed scheme should be considered, and which are discussed in this section, include:

- Principle of Development
- Design
- Amenity Considerations
- Trees and Ecology
- Highways, Accessibility and Parking
- Waste Management and Servicing
- Contamination
- Flood Risk
- Crime and Safety Issues
- Sustainable Development: Economic, Social and Environmental Benefits

Principle of Development

6.2 The principle of a residential use on the site is wholly acceptable bearing in mind the site is located in an area comprised largely of residential properties. It is adjacent to residential properties to the east and west, and on opposite (south) side of James Street North. The site is located within Radcliffe Town Centre where residential development is promoted as confirmed by the NPPF. The proposed housing will increase footfall and activity in Radcliffe Town Centre which should benefit existing shops and business.

6.3 Inner Radcliffe has been specifically identified as a Renewal Area by UDP Policy H5/1/2 'Area Improvement' which seeks to improve the quality of housing in the area. The proposed development is consistent with this aim.

- 6.4 The site has a sustainable and accessible location with convenient access to a wide range of shops, services and amenities provided in the immediate surrounding area. The site also has very good access by public transport including frequent bus services in addition to the Metrolink at Radcliffe Station located approximately 700m to the north.
- 6.5 The proposed development will provide four houses which will be a valuable contribution to Bury's housing delivery targets. The scheme will be of high design quality and will provide built frontage to this part of James Street North which will be positive from an urban design and security perspective by providing passive surveillance. The proposed houses will have three bedrooms and will be attractive to a range of future occupants including families, first time buyers, key workers, and young professionals.
- 6.6 As noted within section 3 of this Statement the site was granted planning permission in July 2021 for the development of a terrace of 3 x three bedroomed houses which is directly comparable with the proposed development (application reference: 66984). Additional land has now been acquired by the applicant which allows 4 x three bedroomed houses to be delivered on the site. Planning permission 66984 represents a viable fall-back in the consideration of this application.
- 6.7 The proposals would also be associated with an array of other benefits including:
- Providing high quality housing and making a valuable contribution to Bury's housing supply.
 - Providing built frontage to this part of James Street North and responding to the existing streetscene.
 - Providing a residential use in the form of houses which will be compatible with neighbouring properties and will not have an adverse impact on the amenity of neighbouring residents, whilst the scheme's design will enable a good standard of living for future occupants.
 - Providing a development that will deliver sustainable development and provide a series of economic, social and environmental benefits.

6.8 It is important to highlight that the proposed scheme is also deliverable on the site for the following reasons:

- **It is Available** – The applicant has an agreement to purchase the site and is therefore in a position to develop the site once permission is secured.
- **It is Suitable** – The suitability of the site for residential development is confirmed throughout this report, by reason of its sustainable accessible location within Radcliffe Town Centre and proximity to an array of amenities and services, and surrounding residential development.
- **It is Achievable** – It is established that the proposals meet the relevant policy requirements, and therefore there are no policy restrictions or development constraints that would impact on the scheme's deliverability. Should planning permission be granted, the applicant is keen to commence works on site immediately.
- **It is Viable** – The scheme is viable and deliverable in the short-term.

6.9 Overall, the proposed development is considered to be acceptable in principle and is supported by housing objectives and policies of the Bury UDP and the NPPF.

Design

6.10 The application site is currently vacant unused land and does not make a positive townscape contribution. The proposed scheme is of a high quality design and will provide built frontage to this part of James Street North reflecting the form and building line of adjacent development.

6.11 The proposal comprises a terrace of four houses which will reflect the established character of James Street North which is predominantly terraces of varying ages and styles. The houses will be two storeys (plus accommodation in the roofspace) which is in-keeping with the surrounding development. The dwellings will have a traditional appearance and be constructed of brick with slate roofs. Windows will be vertically proportioned and the ridge

of the roof will reflect the established character of housing on James Street North. The properties will be set back from the edge of pavement behind front garden areas enclosed with metal railings. This will provide defensible space to dwellings and follow the established building line.

6.12 Each property will have a private external amenity space to the rear which will provide a space for residents to sit out. The areas are limited in size although this is not unusual for terrace properties in central locations such as this and the provision is judged to be entirely appropriate in this context. The side and rear boundaries of the properties will be enclosed with timber post and panel fencing. As part of this application landscaping proposals have been submitted which show the provision on planting within the development which includes species promote biodiversity. Bird boxes will also be provided in rear gardens, with integrated bat box installed into the gable elevations of the terrace.

6.13 For the above reasons it is concluded that the proposals are proposals are in accordance with policy EN1/1 and EN1/2 of the Bury UDP, and relevant design provisions of the NPPF.

Amenity Considerations

6.14 With regards to the scheme's potential impact on residential amenity, two issues require consideration: whether the proposed scheme will maintain a satisfactory level of amenity for neighbouring residents/uses; and, whether the design will ensure that future occupants are able to enjoy a satisfactory level of amenity.

Neighbouring Residents

6.15 The site will infill an existing gap between adjacent two storey terrace properties located to the east and west. The form of the development will reflect the existing form/scale/building line of the adjacent properties and will not give rise to any overshadowing/overbearing impacts. The adjacent properties are built with windows to principal habitable rooms

fronting James Street North and the rear, therefore development of the site will not be associated with any detrimental loss of light to accommodation.

- 6.16 The development will be constructed in accordance with the submitted 'Construction Traffic Management Plan' prepared by MaiRose Property Group which will mitigate any amenity impacts associated with the construction stage on surrounding residents. Compliance with the submitted 'Construction Traffic Management Plan' can be secured via compliance planning condition.

Proposed Properties

- 6.17 As the site is surrounded by residential properties, there will be no material impact from noise, disturbance or odour. Internally, each of the dwellings will be of a high standard of design in terms of living accommodation, sound proofing, natural lighting and ventilation.
- 6.18 There are no neighbouring developments which would result in an inadequate level of amenity to future occupiers in terms of privacy and overlooking, and all properties will have decent levels of outlook. Each property is provided with private outdoor amenity space.
- 6.19 For the reasons set out above, the proposed scheme will not have a detrimental impact on the amenity of existing neighbours or future residents, and as such accords with UDP policies H2/1, H2/2 and EN7/2, and the relevant provisions of the NPPF.

Trees and Ecology

- 6.20 The planning application is supported by an 'Arboricultural Impact Assessment with Tree Protection Measures' report prepared by Godwins Tree Surveys. The report confirms that only one linear group of privet shrubs require removal to facilitate the development. This group is of low quality (category C) and no mitigation is required. The report confirms that retained trees located on adjacent land are away from the proposed development area, and as such no tree protection is necessary in terms of temporary protective barriers. Sections of a root protection area from several trees along the north boundary beyond the

existing boundary fence are within the proposed working area. As a precautionary measure it is recommended that temporary ground protection is installed as identified on the Tree Protection Plan. In addition, should boundary fencing lie within the root protection area all holes should be dug by hand with trial holes undertaken to establish the presence and size of any adjacent tree roots. This identified mitigation can be secured via planning condition. On the basis of the above it is concluded that the development will not be associated with any adverse impacts on trees.

- 6.21 An 'Extended Phase 1 Habitat Survey' prepared by Rachel Hacking Ecology has been submitted as part of the planning application. This confirms that the site is covered by an area of cleared shrub and is bounded on all side by metal and wooden fences. Following site inspection it was confirmed that the site has low ecological value and no specific habitat mitigation is considered necessary. The report suggests that native species could be included within any future landscaping/planting scheme and that bird boxes and/or bat boxes could be incorporated into the development. Based on these recommendations a landscaping scheme has been submitted as part of the application and identifies the provision of bird boxes within the garden of each dwelling and the incorporation of a bat box in the gable elevation of the terrace. Areas of mixed planted are also incorporated to the front and rear of the houses which will promote biodiversity.
- 6.22 Having regard to the above assessment it is established that the proposed development is acceptable in relation to trees and ecology. As such the proposal is in accordance with UDP Policies EN6, EN6/3 and EN8, and relevant provisions of the NPPF.

Highways, Accessibility and Parking

- 6.23 As outlined in section 2 of this statement, the site is in a highly sustainable and accessible location. To summarise, the site is located within Radcliffe Town Centre and is a short walk from the wide range of shops, services and amenities that this provides. The site also benefits from good access to public transport modes, being well served by various bus

routes, as well as being in close to Radcliffe Metrolink Station. These factors will promote sustainable patterns of travel.

- 6.24 The scheme does not propose any in curtilage car parking which is consistent with the majority of development along James Street North. If residents do own a car then they will be able to park on street outside their property as there is generally good spare capacity. It is noted that the residential development located directly opposite has dedicated car parking to the rear which minimises requirements for on street car parking along this part of James Street North.
- 6.25 The level of traffic generated by the proposals will be minimal, and will not have any significant impact to the surrounding highways network.
- 6.26 Overall, the proposals are considered to be acceptable from a highways perspective and to be in accordance with transport policies of the UDP and section 9 of the NPPF.

Waste Management and Servicing

- 6.27 Bin storage will be within the front/side garden of each dwelling with timber bin stores being provided. Dwellings will be provided with separate bins for the storage of refuse and recyclable materials. Waste collection will take place from James Street North which is as per existing arrangements from neighbouring properties.
- 6.28 The proposed servicing arrangements will ensure the efficient operation of the development in accordance with UDP policies EN1/2 and HT2/4 and the relevant provisions of the NPPF.

Contamination

- 6.29 The application is supported by a Phase 1: Preliminary Risk Assessment prepared by LK Consult which provides a preliminary conceptual model. This assesses potential sources of contamination affecting the site. A Phase 2 Geo-Environmental Investigation, Risk Assessment and Remediation Strategy prepared by LK Group has also been submitted. This

report identifies mitigation required in relation to potential contamination which can be secured via a compliance planning condition. In accordance with the Phase 2 Geo-Environmental Investigation a Site Verification Report will be prepared and submitted to the Council prior to the development being brought into use. This can be secured via standard condition.

Flood Risk

- 6.30 The application site is located in Flood Zone 1 which is the lowest level of risk. The size of the application site / proposed development site does not require the submission of a Flood Risk Assessment, nevertheless relevant building regulations relating to drainage will be complied with. On this basis the application is in accordance with UDP Policy EN5/1 and provisions of the NPPF relating to flood risk/drainage.

Crime and Safety Issues

- 6.31 The development has been designed to create a safe and accessible environment where future occupants' quality of life will not be undermined by crime and disorder or by fear of crime. For instance:

- The scheme will promote natural surveillance by providing active frontage and overlooking of James Street North.
- Residents will be able to park cars on James Street North which will ensure they are overlooked by windows of the proposed dwellings and existing neighbouring dwellings.
- Front gardens will have boundary treatment comprising of railings thereby providing a defensible buffer from the street.
- Side and rear boundary timber fencing will be provided to ensure the security of dwellings.

- 6.32 The proposals are in accordance with UDP policy H1/5 and H2/2, and chapter 8 of the NPPF.

Sustainable Development: Economic, Social and Environmental Benefits

- 6.33 The proposal will have high sustainability credentials as a result of the economic, social and environmental benefits that it will bring.

Economic

- 6.34 The proposed development will bring a number of economic benefits during construction/fit-out, particularly in terms of job creation. The shortage of housing can act as a barrier to people accessing job opportunities, thus preventing the area from achieving its economic potential. The development's provision of four dwellings will meet the needs of local people and those moving to the area, thereby contributing to its economy. Ministerial statements refer to the pressing need of ensuring that the planning system does everything it can to help secure sustained economic growth, urging planning authorities to make every effort to identify and meet housing needs of their areas. It is accepted that house building is a driver of the local economy. Together with creating job opportunities during the construction phase, the proposed development will increase Council tax revenue, whilst existing and future retailers/businesses located in proximity to the site will benefit from increased footfall and consumer spending.

Social

- 6.35 The scheme will deliver 4 x three bedroom dwellings which will complement the existing housing available in the area. The provision of houses will help to achieve a sustainable mixed community by being attractive to a range of occupiers. The high quality design of the scheme, will create an attractive built environment that will improve the quality of life for neighbouring residents and provide for the needs of future occupants of the scheme. As well as being close to the array of shops and services within Radcliffe Town Centre, the site is also located close to education, community, religious and recreational facilities.

Environmental

- 6.36 The proposed scheme will have significant environmental benefits as it involves the use of vacant and underused land in a sustainable and accessible location. The high quality design of the scheme will ensure that it has a positive impact on the streetscene and wider area. The site's accessible location will help reduce dependency on private vehicles and reduce CO2 emissions.
- 6.37 In accordance with the provisions of the NPPF the proposed scheme will contribute to the achievement of sustainable development through the delivery of positive economic, social and environmental benefits.

7. Conclusion

7.1 This planning statement has been prepared to support a full planning application for a residential development at Land adjacent to 34 James Street North, Radcliffe, Bury, M26 1LL for the erection of four new dwellings (use class C3). The application follows the approval of planning permission 66984 on 23 July 2021 which granted planning permission for 'Development of three new dwellings (use class C3)'. Additional land has now been acquired by the applicant allowing the development of four dwellings on the site. Planning Permission 66984 represents a material consideration in the determination of this application.

7.2 The proposals will be associated with an array of benefits including:

- Providing high quality housing and making a valuable contribution to Bury's housing supply.
- Providing built frontage to this part of James Street North and responding to the existing streetscene.
- Providing a residential use in the form of houses which will be compatible with neighbouring properties and will not have an adverse impact on the amenity of neighbouring residents, whilst the scheme's design will enable a good standard of living for future occupants.
- Providing a development that will deliver sustainable development and provide a series of economic, social and environmental benefits.

7.3 This Planning Statement has considered all relevant planning issues associated within the proposal and confirms that the scheme accords with the provisions of national and local planning policy guidance within the National Planning Policy Framework (NPPF); the policies of the Bury Unitary Development Plan (UDP); and, relevant Supplementary Planning Guidance and Documents.

7.4 On this basis, the proposed scheme fully accords with national and local planning policy guidance. Paul Butler Associates are pleased to submit this planning application on behalf

of MaiRose Property Developments Ltd and look forward to working with Bury Council in progressing the application through to a positive determination.