

Proposed Business Units

Spring Vale Street, Tottington, Bury

PLANNING, DESIGN AND ACCESS STATEMENT

Introduction

Planning permission (number 64980) was granted on 24 June 2020, subject to conditions, for two business units which are now under construction. The permission was allowed to lapse before work started. Information has been supplied to comply with the conditions.

A new planning application has been submitted with the same plans. I provided a statement to support the initial application. The statement is updated to take account of changes in planning policy, specifically Places for Everyone and Biodiversity Net Gain, as detailed below.

The site is currently occupied by Pavetec Ltd, a ground work contractor, who has operated from temporary buildings on the site. Spring Vale Street is an unmade street close to Tottington village centre with small industrial units including car repair garages on either side. To the north of the application site, at a much higher level, are the rear gardens of detached houses.

The temporary structures and a small brick building are being replaced by two portal frame units to be clad in grey sheeting above red brickwork. The buildings would be at the rear of the site with a parking and servicing area in front, utilising the existing access from Spring Vale Street.

Planning Policy

Planning policies are contained in the old BURY UNITARY DEVELOPMENT PLAN. Current planning guidance is provided by the National Planning Policy Framework with the latest update on 12 December 2024.

The UDP was adopted as long ago as 1997. The site is not within an area that is allocated for any particular land use. Relevant policies include EC6 – New Business, Industrial and Commercial Development and EN1/2 – Townscape and Built Design. These are general policies which seek to ensure that new development is of a high standard, taking into account the surrounding environment, amenity and safety of employees, visitors and adjacent occupiers.

Policies HT2/4 – Car Parking and New Development and HT6/2 - Pedestrian/Vehicular Conflict. require new development to make adequate provision for parking and servicing in accordance with the Council's car parking standards. The arrangements are unchanged from the previous approved plans

Bury Council's "Supplementary Planning Document 11 – Parking Standards in Bury" was adopted in 2007 and is outdated. It states *maximum* standards for parking spaces based on a particular use.

The NATIONAL PLANNING POLICY FRAMEWORK encourages the grant of planning permission for sustainable development which is in accordance with the development plan. The importance of pre application discussion and good design is identified.

The NPPF encourages local planning authorities to be positive and to make development acceptable by the use of conditions.

The NPPF supports economic growth and productivity, taking into account local business needs.

Design and Access Statement

Use

The land is used as a base by a groundwork operations company. The machines are usually out on site and employees usually go direct to the site where they are working. At present there are temporary portable cabins on site and an old brick building are being removed and replaced by new buildings. There are two units, initially for use by the applicant company, but with the option to rent one out.

Amount of Development

The two buildings have a total footprint of 253 square metres on a site of 790 square metres.

Layout

The layout is influenced by the size and shape of the plot and the position of the vehicular access. The buildings are rectangular in shape with roller shutter doors facing the parking and service area. There are welfare blocks in each corner with offices above.

Scale

The size and height of the buildings are in scale with other buildings on Spring Vale Street. The overall height is kept down by specifying roofs with a very shallow pitch. The ridge will be no higher than the top of the fence on the banking at the rear of the site and the units will not be visible from the ground floor windows and rear garden of the houses on Spring Vale Drive.

Landscaping

The parking area will be surfaced in porous asphalt. There is limited scope for soft landscaping but there is potential for improved biodiversity on the site

Appearance

Existing buildings on Spring Vale are constructed in a variety of materials. Some have been maintained better than others. The new units are typical, simple, functional, modern, portal frame buildings which are appropriate for the site and its surroundings.

Access

Vehicular and pedestrian access will be via a sliding gate to Spring Vale Street. The parking area has been redesigned to ensure adequate turning space and to allow the occasional large vehicle to back up to the building.

There are two disabled parking spaces next to the building. The number of parking spaces is adequate for the use proposed and complies with the Council's maximum parking standards.

There is a separate pedestrian walkway and level access to the units.

Residential Amenity

The industrial/commercial uses on Spring Vale were established long before the houses were built on Spring Vale Drive. The use of the site is established. It is not noisy. The new units will be screened from the houses by an existing fence as shown on the submitted section through the site. Conditions were imposed on the previous approval, including restrictions on working hours, to protect the amenity of residents.

Biodiversity Net Gain (BNG)

With limited exceptions, new development is required to provide a Biodiversity Net Gain of 10%. An ecological consultant is being commissioned to provide details of what is proposed. It may be necessary to update the bat survey which accompanied the previous application.

Places for Everyone (PfE)

Places for Everyone is a recently adopted development plan for the whole of Greater Manchester (except Stockport).

Policy JP-C2: Digital Connectivity requires all new development to have full fibre connectivity. I confirm that this will be achieved and that an appropriate condition is acceptable.

Policy JP-S2: Carbon and Energy requires development to be net zero carbon with regard to operational carbon emissions and achieve energy demand reductions. Realistically this means that, as in this instance, the development complies with or exceeds current Building Regulations standards for thermal insulation. The nature of the use has little or no need for fixed heating. Low energy lighting will be installed.

Conclusion

Detailed plans have previously been approved and there appears to be no reason why planning permission should not be granted again, subject to conditions similar to those imposed previously.

John Hodkinson BA, Msc, 20/12/2024