

Planning Statement

For Silletts Funeral Service | 25-443

Extensions and refurbishment works to include a new car parking area and associated landscaping works - Silletts Funeral Service, Spring Lane, Radcliffe, Bury, M26 2TQ

Project: 25-443
Site Address: Silletts Funeral Service, Spring Lane, Radcliffe, Bury, M26 2TQ
Client: Silletts Funeral Service
Date: September 2025
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1. Introduction

- 1.1 This Planning Statement supports our client's planning application for the extensions and general refurbishment work, including a new car parking area and comprehensive landscape scheme, at Sillets Funeral Service, Spring Lane, Radcliffe, Bury.
- 1.2 The site is a long-standing and successful business that also provides an important and essential service to the local community. This planning application is informed by the owners plans to undertake a comprehensive package of refurbishment works so that the site can continue to serve the local community for future generations. There would be a number of benefits as a result of the proposed development including:
- Safeguarding and consolidating a long-standing and successful business, which also serves an essential and important community function, and protecting employment opportunities for future generations.
 - Making effective and efficient use of a highly sustainable and accessible site in the urban area for beneficial economic and community purposes in accordance with the Framework.
 - Highway safety through the provision of additional car parking spaces clear of the highway and properly laid out such that the site can be suitably managed.
 - Sustainability benefits through the provision of cycle storage facilities that do not currently exist for staff and visitors.
 - Enhanced experience for family and friends using the facility e.g. reflection garden, welcoming and calming internal layout and reception area.
 - Substantial biodiversity net gain in terms of habitat units and hedgerow units.
 - Net uplift in tree, hedgerow and shrub planting through a comprehensive landscape scheme that enhances visual amenity of the area.
- 1.3 This Statement demonstrates that the proposed development is compliant with the provisions of the development plan. Planning permission should therefore be granted in accordance with paragraph 11 of the Framework. There are no material considerations to indicate otherwise.



2. Site area description

- 2.1 The application site comprises a funeral directors known as Silletts Funeral Services. It is in the Radcliffe area of Bury and the business has been operated by the same family for around 150 years.
- 2.2 The site comprises several single-storey, brick-built buildings that have been extended and altered over the years. It is understood that the buildings were constructed in the 1950s onwards and they have no architectural or historic merit. The buildings provide accommodation for a reception, storage, cold store, chapels and workshop.

Images of the existing buildings (Workshop Design Studio Ltd Design & Access Statement)



- 2.3 There is no dedicated or formally laid out parking on-site for staff and visitors, although there is a large area of hardstanding to the front of the existing buildings with an 'in-out' arrangement from Spring Lane. There is a grassed rectangular-shaped area of land to the western part of the site and a large, mature Copper Beech tree in a central position facing towards Spring Lane.
- 2.4 The site is accessed directly via Spring Lane, which is a main road leading towards Radcliffe Town Centre. The site is bounded by Spring Lane to the northern boundary, Vicarage Street to the western boundary, St Thomas' Vicarage to the south-western boundary and woodland and Darbyshire Street to the southern and eastern boundaries.



- 2.5 The surrounding area is urban and mixed in character and includes residential and commercial buildings and there is a wide range of building types, layouts and ages.
- 2.6 Further information on the site and the surrounding area is provided through the Design & Access Statement by Workshop Design Studio Ltd.



3. Proposed development

- 3.1 The owners intend to undertake a comprehensive package of refurbishment works to the site to mark the significant milestone of 150 years in business. They wish to bring the site up to modern day standards so that it continues to serve the local community for future generations.
- 3.2 The proposed scheme seeks to address constraints and structural issues in the way that the site currently operates. This is set out in detail through the Workshop Design Studio Ltd Design & Access Statement. For instance, the buildings are dated, and the internal environment is not particularly welcoming with a convoluted layout and no direct access to the gardens, there is no sense of arrival for visitors and insufficient car parking provision for staff and visitors.
- 3.3 The Workshop Design Studio Ltd scheme is underpinned by a desire to enhance the experience for visitors and create a calm and welcoming environment when visitors may be experiencing a difficult time in their lives whilst also making effective and efficient use of the space available. The scheme will bring the buildings up to modern standards through external and internal alterations, provide an attractive and welcoming new reception building with direct access for visitors between the buildings and the newly landscape reflection gardens and additional chapels, storage and an acoustically separated workshop area will be created.
- 3.4 A new car parking area is also proposed to provide 11 no. formally laid out spaces for visitors to include disabled spaces and there is also opportunity to provide cycle storage for staff and visitors. This will increase parking capacity off-street and also improve traffic management through the formal laying out of spaces and the separation of staff and visitor parking.
- 3.5 Further information on the proposed development is provided through the Design & Access Statement by Workshop Design Studio Ltd. The scheme has also been informed by Pike Studio Landscape Architects, and their plans include a reflection garden area for visitors and new tree, hedgerow and shrub planting.

Image of the proposed scheme as viewed from Spring Lane (Workshop Design Studio Ltd Design & Access Statement)



Images of the proposed new interior for the reception area showing a warm and calm environment (Workshop Design Studio Ltd Design & Access Statement)



Image of the proposed reflection garden (Pike Studio Landscape Architects)



4. Relevant planning history

- 4.1 Planning permission was granted by the Council in August 2004 for the erection of a detached garage (LPA ref: 42954).
- 4.2 Planning permission was subsequently granted in February 2005 for a garage extension (LPA ref: 43835).



5. Planning policy context

- 5.1 The development plan for Bury comprises the Saved Policies of the Bury Unitary Development Plan (UDP), adopted in 1997, and the Greater Manchester Places for Everyone (PfE) Joint Plan, adopted in 2024.
- 5.2 The Proposals Map for the UDP shows that a strip of land along the eastern boundary of the site falls within an area designated as 'Protected Open Space' and 'Protected Recreation Provision in Urban Area', although this land has already been developed and there are buildings and hardstanding in-situ.
- 5.3 Relevant Saved Policies of the Bury UDP include the following:
- Saved UDP Policy TC1/1 – Open Space in Town Centres.
 - Saved Policy RD6 – Spring Lane/Church Street West/Radcliffe Metrolink Station.
 - Saved Policy RT1/1 – Protection of Recreation Provision in Urban Area.
 - Saved Policy EN1/2 – Townscape and Built Design.
 - Saved Policy EN1/3 – Landscaping Provision.
 - Saved Policy EN6/3 - Features of Ecological Value.
 - Saved Policy EN8/2 – Woodland and Tree Planting.
- 5.4 Relevant policies of the PfE include the following:
- JP-J1 – Supporting Long-Term Economic Growth.
 - JP-J2 – Employment Sites and Premises.
 - JP-G6 – Urban Green Space.
 - JP-G7 – Trees and Woodland.
 - JP-G8 – A New Enhancement of Biodiversity and Geodiversity.
 - JP-C8 – Transport Requirements of New Development.
 - JP-P1 – Sustainable Places.

Other material considerations

Bury Greenspace Audit and Strategy Report (February 2015)

- 5.5 In terms of Amenity Green Space, this assessment says that there is 0.5ha provision per 1,000 population across the Borough; this level of supply is sufficient to meet standards for this type of open space.



- 5.6 In Radcliffe, there is significant over-provision of Amenity Green Space with 16.90ha required to meet standards and 28.21ha in-situ (over provision of 11.31ha).
- 5.7 In terms of the quality of existing Amenity Green Space provision in Radcliffe, this is assessed as being 'good' quality. The key considerations in terms of assessing quality of Amenity Green Space identified through the report are as follows:
- Well maintained with sufficient bins and seating provided.
 - Bins and seating maintained to a high standard.
 - Provision for those with disabilities.

Emerging local plan

- 5.8 The Council is preparing a new local plan and the Bury Local Development Scheme (LDS) 2025 says that the plan will likely be submitted for examination in April 2026 and adopted in December 2026. The emerging local plan remains at an early stage in the plan-making process and attracts very little weight for the purposes of deciding planning applications now.

National Planning Policy Framework (the Framework)

- 5.9 We refer to relevant sections of the Framework, published in December 2024, at Section 6 of this Statement.



6. Planning considerations

Principle of development

- 6.1 The site is located within the urban area of Radcliffe, and the proposed works are contained within the same planning unit that has existed for many years in this location. The proposed scheme is acceptable in principle and land use terms for the purposes of the adopted development plan.

Employment and economic considerations

- 6.2 As noted earlier, Silletts Funeral Service is an important community asset, and it is also a successful business having operated in the same family for around 150 years. The owners wish to bring the site up to modern day standards so that it continues to serve the local community for future generations.
- 6.3 The proposed works will safeguard and consolidate the business and existing employment opportunities such that it will continue to support jobs in the future both directly and indirectly. It will do so by making effective and efficient use of a previously developed site, which is currently under-utilised, in a highly sustainable location close to Radcliffe Town Centre which would accord with the objectives of paragraph 129 of the Framework.
- 6.4 The above weighs heavily in favour of the grant of planning permission given the provisions of Saved Policy RD6 of the Bury UDP, which seeks to consolidate employment sites in this part of Radcliffe, and Policies JP-J1 and JP-J2 of the Greater Manchester PfE Plan.

Open space

- 6.5 The adopted Proposals Map for the development plan shows that a strip to the eastern boundary of the site falls within an area identified as open space, although this relatively small area of land and it is already developed with buildings and hardstanding in-situ. There would be no change in respect of this designation and no conflict with Saved Policy RT1/1 of the Bury UDP as a result of the proposed development.
- 6.6 The area of land on which the proposed car park would be sited is currently grassed, and it has very little, if any, public value:
- It is in private ownership with no authorised public access.
 - There is little in the way of meaningful planting or trees, aside from a large and mature Copper Beech tree that would be retained as a result of the proposed development.
 - It does not perform a meaningful function for biodiversity or recreational purposes.



6.7 This area of land is not considered to meet the definition of ‘open space’ as Annex 2 of the Framework given its very limited public value. Even if this area of land were considered to be ‘open space’ by the LPA for the purposes of the definition set out through the Framework, there would be no material conflict with Saved Policy RT1/1 of the Bury UDP, Policy JP-G6 of the Greater Manchester PfE Plan or paragraph 104 of the Framework given the findings of the Bury Greenspace Audit and Strategy Report (February 2015) as summarised below:

- There is sufficient quantitative supply of Amenity Green Space across the Borough as a whole.
- There is a significant quantitative oversupply of Amenity Green Space in the Radcliffe area of the Borough (an over-provision of more than 11ha of such land in this locality).
- The existing substantial provision of Amenity Green Space available in Radcliffe is assessed as being ‘good’ in qualitative terms.
- The area of land in question does not contribute to any of the positive factors outlined through the Bury Greenspace Audit and Strategy Report as being important for contributing towards the quality of Amenity Green Space across the Borough i.e. access for those with disabilities and provision and maintenance of seating and bin areas.

6.8 The area of land in question is surplus to requirements for the purposes of paragraph 104(a) of the Framework even if it were to be considered ‘open space’. There is therefore a presumption in favour of the proposed development in open space planning policy terms. Notwithstanding this point, the benefits of the proposed development would far outweigh its loss in any event given its very limited value in biodiversity, visual and recreational terms and the extent of the benefits of the proposed development as summarised at Section 7 of this Statement.

Design

6.9 The proposed extensions and alterations are of a relatively modest scale and massing given the generous size of the site and highly urban and built-up character of the surrounding area. The buildings would utilise a range of high-quality and complementary materials including facing red brick, sandstone features and tile.

6.10 Further information on the overall design concept, which is underpinned by a desire to modernise the site and make efficient and effective use of the space available, is provided through the Design & Access Statement by Workshop Design Studio Ltd.

6.11 The scheme has also been informed by the input of landscape architects, Pike Studio. A Landscape Statement has been submitted with the planning application outlining the approach adopted to the comprehensive and beneficial landscape plans put forward.



6.12 There would be a substantial net uplift in terms of ecology, tree, hedgerow and shrub planting as a result of the proposed development through the landscape plans submitted.

Image: Landscape Masterplan (Pike Studio Landscape Architects)



6.13 The proposed development makes efficient and effective use of a previously developed site in a highly sustainable location, and the scheme would enhance the visual amenity of the site to the benefit of the character of the area. There would be no conflict with Saved Policy EN1/2 of the Bury UDP or Policy JP-P1 of the Greater Manchester PFE Plan.

Highways

6.14 PSA Design have provided a Technical Note to accompany this planning application:

- The proposals are not intended to increase staffing or customer numbers but rather to improve the customer experience through the provision of additional on-site parking and refurbishment works.
- The site is in a very accessible location being within walking and cycling distance of local residential areas, Radcliffe Town Centre and within walking distance of public transport services for those travelling from further afield.
- The site currently generates very low levels of vehicular trips, and this should not change with the proposals.
- Secure cycle parking is being provided which could accommodate at least 4 cycles which is currently not available at the site; this cycle storage would clearly encourage sustainable travel to the site.



- 6.15 The proposed development would not result in any adverse highways impacts for the purposes of Policy JP-C8 of the Greater Manchester PfE Plan. The additional car parking and cycle storage would instead result in net benefits in terms of highways safety, discouraging vehicles to park on Spring Lane and encouraging people to travel by bike.

Residential amenity

- 6.16 Given the relatively modest scale of the proposed buildings and the distance and orientation to nearby residential properties, there would be no adverse impact in relation to the light, outlook and privacy of nearby residential occupiers.
- 6.17 The proposal would result in no harm in terms of residential amenity and no conflict in relation to Saved Policy EN1/2 of the Bury UDP or Policy JP-P1 of the Greater Manchester PfE Plan in this regard.

Trees and ecology

- 6.18 In terms of biodiversity, EPS Ecology have shown that the proposed development will far exceed statutory biodiversity requirements through a 36.14% net gain in terms of habitat units and a 535.14% net gain in terms of hedgerow units. This level of ecology benefit far exceeds statutory requirements, comprises a significant benefit of the development and this weighs heavily in favour of the grant of planning permission.
- 6.19 The Arboricultural Impact Assessment by Cheshire Woodlands demonstrates that the large, mature existing Copper Beech tree will be retained as a result of the proposals and its long-term health will not be detrimentally affected by the scheme. Tree protection measures can be secured via suitably worded planning condition.
- 6.20 There would be no conflict with Saved Policies EN1/3, EN6/3 and EN8/2 of the Bury UDP, or Policies JP-G7 and JP-G8, in terms of trees and ecology.



7. Conclusion

7.1 The proposed development would result in a number of significant economic, social and environmental benefits:

- Safeguarding and consolidating a long-standing and successful business, which also serves an essential and important community function, and protecting employment opportunities for future generations.
- Making effective and efficient use of a highly sustainable and accessible site in the urban area for beneficial economic and community purposes in accordance with the Framework.
- Highway safety through the provision of additional car parking spaces clear of the highway and properly laid out such that the site can be suitably managed.
- Sustainability benefits through the provision of cycle storage facilities that do not currently exist for staff and visitors.
- Enhanced experience for family and friends using the facility e.g. reflection garden, welcoming and calming internal layout and reception area.
- Substantial biodiversity net gain in terms of habitat units and hedgerow units.
- Net uplift in tree, hedgerow and shrub planting through a comprehensive landscape scheme that enhances visual amenity of the area.

7.2 It has been demonstrated that the proposed development is compliant with the provisions of the development plan and planning permission should therefore be granted in accordance with paragraph 11 of the Framework.

7.3 Notwithstanding the above, if any conflict is alleged with the development plan then that harm would only be limited and far outweighed by the benefits of the proposed development. Planning permission is therefore justified regardless of any conflict alleged with the development plan.



