



W H A L E B A C K

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Tom Beirne
Bury Council
Knowsley Place
Knowsley Street
Bury
BL9 0SW

17 February 2022
Our Ref: W2463

Dear Tom,

Planning Application Ref. 67867
Change of use to 8-bedroom HMO (Sui Generis) and formation of front and rear lightwells
206 Walmersley Road, Bury, BL9 6LL

PLANNING STATEMENT ADDENDUM

Thank you for providing us with the Highway Engineer's comments (15th February 2022). We note that the Engineer objects due to *'the lack of dedicated off-road parking provision'*.

The scheme as originally proposed did in fact include a dedicated off-road parking space to the rear of the site. We are not sure whether the Engineer was aware of this and felt that one parking space represented insufficient provision to serve the proposed use. In case this is what was meant, we have revisited the scheme and hereby submit revised Drawing 004 Rev. A which now shows two dedicated off-road parking spaces to the rear of the site. We hope that this may address the concerns of the Engineer.

In addition to these two car parking spaces, a cycle store (9 spaces) is also proposed to promote use of sustainable transport modes. The site is well connected with bus routes along Walmersley Road, a local supermarket and a parade of shops immediately to the south, and public outdoor space in the form of Clarence Park to the north. The centre of Bury is a 10-minute walk away. The site represents a sustainable location in transport terms and the redevelopment of the property for residential use would align with the transport objectives of the BUDP.

We therefore contend that the scheme, overall, is acceptable in transport terms, and hope that the addition of a second car parking space may gain the support of the Transport Engineer.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Jonathan Puplett', with a long horizontal line extending to the right.

Jonathan Puplett MRTPI
Associate

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