

Planning Statement: Density of New Housing (Policies JP-H3 & JP-H4)

For: 36 Manchester Old Road, Bury, BL9 0TR. Rose and crown



Aerial view of proposed site highlighted in red

"The proposed change of use at 36 Manchester old road, provides 12 numbers of HMO bedrooms within the existing building, site area of 0.0157 Hectares.

Policy Density Requirement: The area is within close proximity to transport hubs (Metrolink/town centre). Policy JP-H4 of the Places for Everyone Plan suggests a minimum net residential density of **120 dwellings per hectare** for such sites, primarily delivered as apartments and incorporating houses and/or ground-floor duplexes where practicable.

The applicant considers this density to be entirely appropriate for the location and fully compliant with **Policy JP-H4** of the Places for Everyone (PfE) plan for the following reasons:

- **Conversion Built Standards:** The proposed conversion will be built to the accessible and adaptable standard in Part M4(2) of Building Regulations.
- **Diversifying the Housing Mix:** The proposed 12-bedroom HMO directly supports Policy JP-H3 by providing a "range of dwelling types" beyond standard family housing. It offers a critical low-cost market option for single occupants, young professionals, and those on lower incomes who may be priced out of the traditional rental market.
- **Optimising Underutilised Buildings:** By converting an existing public house, the project repurposes a non-residential asset to contribute to the housing supply, which is a recognized benefit for meeting local housing needs in Bury.
- **High-Density Urban Living:** A 12-bedroom HMO is a high-density residential use that makes exceptionally efficient use of an existing building footprint. This aligns with PfE's goal of focusing growth in accessible urban locations rather than Greenfield sites.
- **Sustainability and Connectivity:** Located on Manchester Old Road (BL9 0TR), the site is on a major arterial route with strong public transport links. High-density housing in such a location reduces car dependency, supporting the broader PfE objective of carbon neutrality by 2038.
- **Effective Use of Brownfield Land:** Repurposing a former commercial building constitutes "best use of brownfield land," which is a primary pillar of the Places for Everyone spatial strategy.
- **Efficient Use of Land in a Sustainable Location:** In accordance with Policy JP-H4, the development seeks to optimize the use of building in a highly accessible area near a town centre. The site benefits from excellent proximity to public transport hubs and a wide range of local services, justifying a density significantly higher than the 35 dph minimum.
- **Consistency with Local Character:** The proposed density is consistent with the established high-density residential character of the surrounding area. The scale and massing of the development have been designed to integrate seamlessly with the existing grain of neighbouring housing, ensuring that the proposal does not appear out of context within its urban setting.
- **Support for Town Centre Vitality:** By providing high-density housing within walking distance of the town centre, the proposal directly supports the regeneration and vitality of the local economy by increasing local footfall and supporting local businesses and services.
- **Adherence to Higher Density Targets:** The proposal aligns with the PfE objective to focus higher-density development in town centres to reduce the need for greenfield land

release, thereby promoting a more sustainable pattern of growth across Greater Manchester.

Consequently, the proposed density is deemed appropriate for this location, meeting both the strategic requirements of Policy JP-H4 and the localized design objectives of the area."

- **Accessibility Metrics:** The site is within 220m if distance from the nearest bus stop, continent store, post box, school, restaurant, park and paying fields. Town centre, tram station and main shopping centre are within 700 meters from the proposed site.

Specific Nearby facilities and site surrounding with similar density dwellings justify the high-density approach.