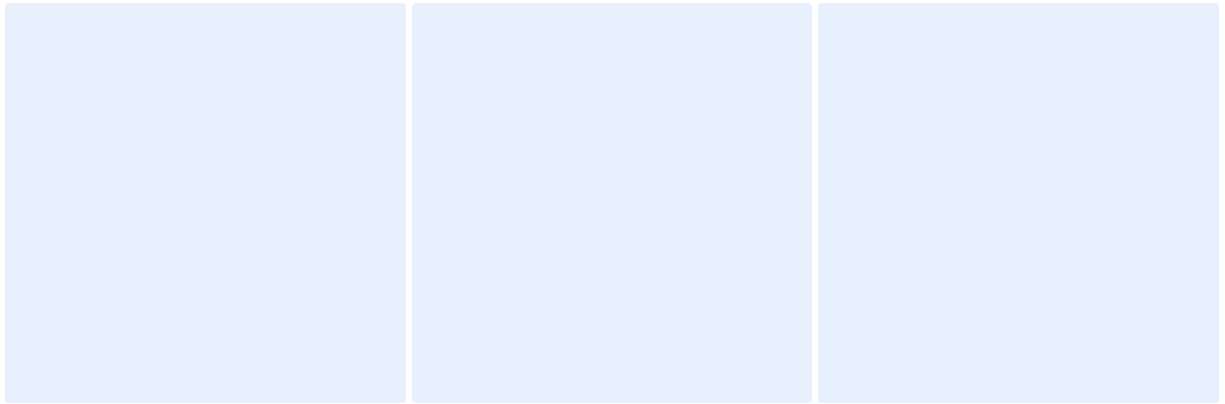




Planning Statement

30 Chapeltown Road,
Radcliffe,
Bury

Date: 13.06.23
Revision - /

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This statement has been put together by the owners of 30 Chapeltown Road and Thorp Design Services to accompany the attached drawing pack and to give the reader some insight to the current use and the history of the plot.

A children's play area was originally proposed for the land when the houses were built in 1990. However, this was not implemented, and the land subsequently became heavily overgrown.

There would be no loss of existing public or private recreation facilities because nothing has ever been installed in the 33 years the site has had RT1/1 designation.

Due to the gradient at the edges and the proximity to a stream in the adjacent plot, it would not be a safe area for recreational activities. There are many 'hidden corners' that would remain even with re-development of the site.

The plot does not connect to the reservoir area located to the north nor to the Outwood Sculpture Trail and there are no proposals to establish any new connections. King George V playing fields and clubhouses are a short distance away and there is a well maintained, safe recreational space on Sycamore Avenue close by. The site is also close to the Outwood Sculpture Trail, Irwell Valley Way and Kingfisher Trail, to name a few. The size of the site, at approximately 0.038 HA, is not significant in relation to the above-mentioned wider open areas in the vicinity.

In terms of Flood Risk/Draining, garden use of the land would not pose a concern as the stream is not part of the plot and it is some metres below the level of our land. Even in extremely wet weather, there is very little flow.

In line with Bury UDP Key Issue 2 (Protection and Enhancement of the Environment), our proposed planting scheme will introduce a wider selection of insect/bird attracting foliage etc. whilst close planting on the bank will prevent future soil erosion.

The Pre-Planning Application states that the site is situated on Fluvioglacial Sand and Gravel Deposits over the Worsley Delph Rock Secondary A aquifer. Searches conducted in April 2023 at the time of purchase have confirmed the risk of contamination as low. A Japanese Knotweed survey was conducted prior to purchase and there was no indication of any contamination from this invasive weed. Maintaining the land as a garden will allow us to minimise the possibility of such weeds taking hold, thus ensuring that we do not contravene the Wildlife & Countryside Act 1981 by introducing, planting or causing to grow wild any plant listed in Schedule 9 Part 2 of the Act.

According to the Pre-Planning Application (December 2021), the Greater Manchester Ecology Unit (GMEU) are not aware of any significant ecological issues associated with this plot of land. The aim is to keep lawned areas to a minimum to reduce garden maintenance and to avoid a negative impact through loss of trees, shrubs and bird nesting habitat. The extensive beech hedges will be maintained or re-sited

and hawthorn or similar will be planted around the boundaries to 'soften' hard edges and add further habitat for birds and small mammals. Pathways will be barked to avoid hard landscaping.

In line with Section 174 of the NPPF 2021, the improvement plan for this area of degraded, derelict land will result in a better physical environment. We will maintain wild pockets of planting but also create more biodiversity by introducing a wider range of shrubs and herbaceous perennials, thus conforming with EN1/2 Objective 2 of Bury's UDP. As per Objective 4 of the same, we have already planted four fruit trees and will replace the tree, weakened by ivy, that is in the way of the planned driveway.

The driveway itself will comprise of grass parking grids (See picture below) to prevent soil erosion, maintain the aesthetics of a green, lawned area to the front of the cul-de-sac and allow off road parking for one of our cars.

The design of the garage has been selected to blend with existing schemes on the estate. A water recycling system will be added so water collected from the roof will benefit the garden and bee bricks will provide supplementary housing for solitary mason bees.

The positioning of the garage allows the established Bramley Seedling apple tree and the beech hedge to remain. Being offset means that from the cul-de-sac, the pleasant view across the existing hawthorns, fruit trees and hedges (that we planted whilst maintaining the land prior to ownership) is unbroken. Additional shrubs and herbaceous perennials will be planted to the front of the existing beds to complement this and attract further wildlife.

