

Planning Policy Comments

Application No: 69602

Location: Bury Contract Services, Willow Street, Bury, BL9 7QZ

Proposal: Demolition of 4 no. buildings and Erection of a two storey apartment for supported living comprising 13 no. self-contained dwellings, a communal lounge and laundry room & 2 no. manager offices with associated parking and landscaping.

The proposed development will provide 13no. units for those with supported care needs in Bury and will specifically provide suitable accommodation for people with learning disabilities to live independently.

Recreation

Policy RT2/2 of the Bury UDP requires all proposals for new housing consisting of 10 units or more to make provision for the recreational needs of the prospective residents.

SPD1 states that on-site recreation provision will only be considered in exceptional circumstances, assessing each scheme on a site-by-site basis.

This proposal includes the provision of on-site garden space and allotments for future residents.

SPD1 states that sheltered housing schemes are unlikely to generate demand for a play area or young people's area and schemes which cater for people in need of attentive care would not place a significant demand upon the need to provide new formal recreational facilities, although on-site amenity land or communal space will be required as part of the development, such as through landscaping or the provision of benches.

On balance, it is considered that the provision of on-site garden space and allotments would provide suitable and appropriate recreation provision for future residents in line with SPD1.

A condition will be required to ensure the gardens and allotments are provided prior to occupation and ensure future maintenance and management of the provision.

Places for Everyone (PfE)

The Places for Everyone Joint Development Plan Document (PfE) is a joint plan covering nine of the ten Greater Manchester districts, including Bury, and is intended to provide the overarching framework to strategically manage growth across the boroughs.

PfE was published in August 2021 and subsequently submitted to the Secretary

of State in February 2022. Inspectors have been appointed to carry out an independent examination of the Plan with the hearing sessions concluding in July 2023. The examination of the plan is on-going.

Whilst PfE cannot be given full weight until it is adopted, its advanced stage of preparation means that it is now considered reasonable that the Plan (as proposed to be modified) should be given weight in the decision-making process in line with paragraph 48 of the National Planning Policy Framework.

Consequently, the principle of this application has been considered against the Plan (as proposed to be modified) and reference to policies and proposals are outlined below where these are considered relevant.

JP-S1: Sustainable Development

Policy JP-S1 seeks to ensure that preference is given to making as much use as possible of suitable previously-developed (brownfield) land and vacant buildings to meet development needs. As such, this policy would not conflict with policy JP-P1.

Officer: FS

Date: 14/9/23