

Ref; 23/1283/303 – Highways note

Review of current and proposed access arrangements

Conversion of barns and replacement of stables to form five dwellings at Barrack Fold Farm, Knowsley Road, Ainsworth, Bolton, BL2 5PU.

This statement has been produced to accompany a planning application for the conversion of existing barns (to form 4 dwellings) and the replacement of stables with a single dwelling within the curtilage of a previously developed farmstead.

This statement should be read in conjunction with the following drawings:

- 23/1283/100 - Location plan
- 23/1283/201 – Proposed site plan
- 23/1283/202 – Site access overview
- 23/1283/203 – Passing bay details

Section 1a- Existing site

The subject site is located to the north of Ainsworth village centre with access from Knowsley Road.

The premises comprise a cluster of buildings arranged around a central courtyard and existing access as follows;

- Farmhouse – grade II listed (occupied by the applicant since 2012),
- Stone built stables, attached large stone and slate built long barn, and brick built shippon wrapping around a central courtyard opposite to the farmhouse.
- To the rear (north) of the long barn there is an agricultural building (part steel frame, part block, and cladding sheets to the roof)
- Directly to the east of the main barn is a garage (stone and slate) that is used for storage and parking in association with the occupation of the farmhouse.
- To the west of the farmhouse there are further agricultural buildings extending along the existing access road comprising an agricultural storage building (timber and steel cladding), and a stables (block construction with steel cladding sheets to the roof).

The subject site was utilised intensively as a working farm up to the time of the applicant's purchase of the site in 2010. At this time the stone built farmhouse had fallen into a state of significant disrepair and was vacant.

Planning consents were granted in 2011 for modifications and refurbishment of the farmhouse, and conversion of the main barn to a single dwelling. Both consents were implemented with significant investment in the grade II listed farmhouse and the works being completed in 2011.

Works to convert the main barn were implemented but have not been completed and this building has been utilised for additional storage by the applicant.

The proposed access is included within the red edge shown to the submitted location plan. The red edge includes the private access road to the junction with Knowsley Road. This inclusion of the red edged access is consistent with other applications submitted for residential use at this site, as follows;

- 53188: Conversion of an existing barn into a single dwelling.
Approved 17th November 2010.
- 53451: Listed Building Consent for demolition of two storey side extensions (east & west); Renovation & conservation of the building fabric; Erection of two storey extension to rear; Two storey extension to side (west) & single storey extension to side (east).
Approved 7th February 2011.
- 56565: Listed building consent for conversion of existing barn into a single dwelling and construction of a detached garage.
Approved 25th September 2013.

It is therefore considered reasonable that the subject application will be validated on the basis of the extent of the access/red edged area submitted, consistent with validation of other applications to this site.

Section 2 – Amount of development

The proposal is to convert the existing barns and replace the existing stables with a single dwelling to form five additional dwellings.

The existing private access from Knowsley Road is utilised with direct access to all the subject buildings and no requirement to extend the access.

The driveways and parking areas are to be surfaced with permeable materials (compacted stone and decorative gravel) as part of a Sustainable Urban Drainage System (SUDs).

Secure cycle storage is provided to each dwelling to promote sustainable forms of transport. An Electric Vehicle Charging Point (EVCH) is also provided to each dwelling.

Section 3 – Access

Paragraphs 108 and 109 of the NPPF require that safe and suitable access to a site can be achieved for all users and that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts of the road network would be severe.

There is a private access that extends from the end of Knowsley Road upto the subject site that has a tarmac surface that is well maintained and with good visibility along the entire length of the road. This means of access is well established and has been utilised by farm and commercial vehicles for many decades, and has previously been assessed by the LPA as adequate to provide means of access for the residential conversion of the main barns.

The Council currently undertake refuse collection from the Farmhouse with the refuse truck driving up to the bin store that is adjacent to the Farmhouse and then turning around within the site and exiting back to Knowsley Road.

The access is of sufficient width for farm machinery and commercial vehicles and there is a passing bay part way along the road where two vehicles can pass. The existing access already serves the residential use of the farmhouse, the approved residential use of the main barn and the agricultural holding. It is proposed to improve the access through the introduction of four additional passing bays.

Any increase in traffic movements from the use of the buildings as five dwellings would be minimal and it is assessed that the use would have no detrimental impact on highway capacity or road safety. The number of larger commercial vehicles utilising the access is likely to be reduced where the building changes from agricultural to residential use.

The submitted plans show a minimum of two accessible parking spaces for each dwelling. On occasions where additional parking is required there is provision for this within existing hardstanding's.

Barrack Fold Farm is served by a private access that is single width but has proved adequate for use by farm machinery and commercial vehicles including regular collections by the Council's refuse vehicles and a previous use by a fire engine.

There is vehicular access for a fire appliance within 45metres of all points within the dwellings. The existing access is capable of carrying vehicles of at least 12.5 tonnes (serves existing deliveries to farmstead and use by farm machinery). It is possible for a fire appliance to turn around within the site.

In order to satisfy the Fire Service that an adequate level of safety can be achieved to this residential use it is proposed that a sprinkler system be installed to the dwellings that is to be designed to the relevant British Standard (BS9252) and this is noted to the submitted layout plans.

It is assessed that the proposed refuse and service arrangements are acceptable in accordance with Bury Council's 'Guide to refuse collection requirements and storage methods for new developments'.

Level access and approach will be provided to the dwellings to enable the dwellings to be accessible and to comply with Part M 'Access to and use of buildings' of the building regulations.

Section 5– Summary

Based on the current access arrangements and proposed improvements it is considered that a safe and adequate access is available to serve the five dwellings proposed. This is consistent with the determination of other applications for small scale residential use at this site.

Issued: 19th June 2023

Appendix 1

Photographs of existing access and proposed passing bay positions



Image 01 – view east to entrance



Image 02 - Passing bay 02 – view east



Image 03 - Passing bay 02 – view west



Image 04 - Passing bay 03 – view north



Image 05 - Passing bay 03 – view south



Image 06 - Passing bay 04 – view north



Image 07 - Passing bay 04 – view south



Image 08 - Passing bay 05 – view north



Image 09 - Passing bay 05 – view south



Image 10 - Passing bay 06 – view north



Image 11 - Passing bay 06 – view south