

# Planning Policy Comments

**Application No: 70136**

**Location: 21 Church Street East, Radcliffe, Manchester, M26 2PG**

**Proposal: COU of ground floor to 7 bedroom HMO; Single storey rear extension; Alterations to include new windows and doors.**

## **Employment**

The application site is located within the Radcliffe East Employment Generating Area (EGA) as designated under Policy EC2/1 of the UDP.

UDP Policy EC2/1 states that within the Radcliffe East EGA, the Council will only allow development for B1, B2 and B8 uses. Other uses will only be permitted where they constitute limited development or do not substantially detract from an area's value as an EGA.

In coming to a view on this proposal, it is necessary to consider the change in circumstances in Radcliffe East since the EGA designation was originally made. In particular, the closure and subsequent demolition, of the East Lancashire Paper Mill in 2001, which occupied the majority of the EGA.

Nevertheless, the application site remains designated as an EGA and should be considered within the context of UDP policy EC2/1 but, in doing so, needs to take account of the change in circumstances arising from the loss of a significant occupier within the EGA.

The key consideration is to determine whether the proposal would substantially detract from the area's value as an EGA and to consider the relationship of the site with the remaining employment uses within this EGA. In this respect, due to the closure of the paper mill, the remaining employment uses along Milltown Street and at Pioneer Mills are significantly detached from the application site and are separated by the River Irwell.

Paragraph 122 of the NPPF states that planning policies and decisions need to reflect changes in the demand for land. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan:

- a) they should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and
- b) in the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.

On balance, given the closure of the East Lancashire Paper Mill, it is considered that the proposal would not substantially detract from the area's value as an EGA and, consequently would be in conformity with UDP Policy EC2/1.

## **Places for Everyone**

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 commencing in November 2022 and were concluding in July 2023. The examination of the plan is on-going.

Given the advanced stage in the preparation of PfE, it is already 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 PfE (as proposed to be modified). However, the principle of this proposal does not give rise to any conflict with PfE policies.

**Officer: FS**

**Date: 18/12/2023**