

Traffic and Travel Statement

INTRODUCTION

In support of the Prior Approval Application submitted, this statement has been prepared for Bury Council to convert the above property's ground floor, into 1 bedroom flat. There is already an existing dwelling above. As this property was initially office (Class E), the space will be converted for residential purposes (C3).

James Street North, where the site is located within the town centre, there are residential properties along this street.

James Street North is located off Stand Lane which has a diverse range of amenities and offers many benefits to its public, including excellent public transport links to larger town centres. The site itself stands within 0.1 mile from local shops on New Road.

PROPOSAL

It is proposed to convert the ground floor into 1 bedroom flat from the already existing office space.

CONCLUSION

- Located with easy access to local amenities, the apartment is set in a highly sustainable location.
- Due to the location of the apartment, it is thought that the residents will not require or need the use of their own cars as public transport is both reliable, well-sourced and accessible.
- The change of use from an office to a residential apartment will not require parking.
- It is suggested that it would be likely that cars associated with the new residential apartment, would be utilized by their owners, during 'out of work' hours and therefore, have a less significant impact on the roads in the vicinity during working hours. Thus, having a constructively positive effect on the local roads will reduce the traffic in the surrounding area in general.