

Application for Planning in Principle (PiP)

Proposed Residential Development (3 Dwellings)

31 Charnley Street, Whitefield, M45 6BG

PLANNING STATEMENT & DESIGN AND ACCESS STATEMENT

On Behalf Of

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Prepared by



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1. Introduction

This Planning Statement and Design & Access Statement has been prepared by Philip Lambert Architecture Ltd on behalf of the applicant to support an application for Planning in Principle (PiP) for residential development at 31 Charnley Street, Whitefield (M45 6BG).

The application seeks to establish the principle of development for up to 3 no. dwellings, with all detailed matters reserved for subsequent Technical Details Consent (TDC).

2. Site Location and Context

The application site is located within an established residential area of Whitefield, characterised by:

- Traditional terraced and semi-detached dwellings
- Defined urban grain and consistent building lines
- Residential curtilages and rear garden plots

The site currently comprises a workshops and storage units and is considered previously developed land (PDL).

The surrounding area is fully residential in nature, with no conflicting land uses **to the proposals**.

3. Description of Development

This application seeks:

- Planning in Principle for residential development
- Quantum: up to 3 dwellings
- All matters relating to:
 - Layout
 - Scale
 - Appearance
 - Landscaping
 - Access

...are reserved for future approval under Technical Details Consent.

4. Legislative Context – Planning in Principle

Planning in Principle is established under the Housing and Planning Act 2016 and allows for early agreement of:

- Use - Residential
- Amount - Up to 3 dwellings
- Location - Defined red line boundary as accompanying Site Location Plan.

This application therefore focuses solely on the acceptability of the principle of residential development.

5. Planning Policy Context

The application should be assessed against:

- The National Planning Policy Framework (NPPF)
- Saved policies of the Bury Unitary Development Plan (UDP)

Key NPPF Considerations

Presumption in Favour of Sustainable Development (Para 11)

- The proposal represents sustainable infill development
- Approval should be granted unless harm significantly outweighs benefits

Effective Use of Land (Para 124)

- Development of previously developed land
- Efficient use of urban land

Small Sites (Para 70)

- Encourages delivery of small housing sites
- Supports SME developers

Highways (Paras 114–115)

- No severe transport impacts

Bury UDP Policy Assessment

Policy H2 – The Development of New Housing Land

- Supports residential development within the urban area
- The site is within a residential location → Compliant

Policy EN1 – Built Environment

- Requires development to respect local character
- Indicative scheme designed to respond appropriately → Compliant

Policy EN7 – Landscaping and Tree Planting

- Landscaping can be incorporated at Technical stage → Compliant

Policy HT2 – Transport and Accessibility

- Sustainable location
- Safe access achievable → Compliant

Policy EN5 – Flood Risk

- Located in Flood Zone 1
- No risk constraints → Compliant

6. Principle of Development

The principle of residential development is considered acceptable for the following reasons:

- Located within an established residential area
- Surrounded by compatible land uses
- Represents infill development
- Utilises previously developed land efficiently
- Small-scale scheme (3 units) consistent with local grain

The proposal therefore complies with both national and local policy objectives.

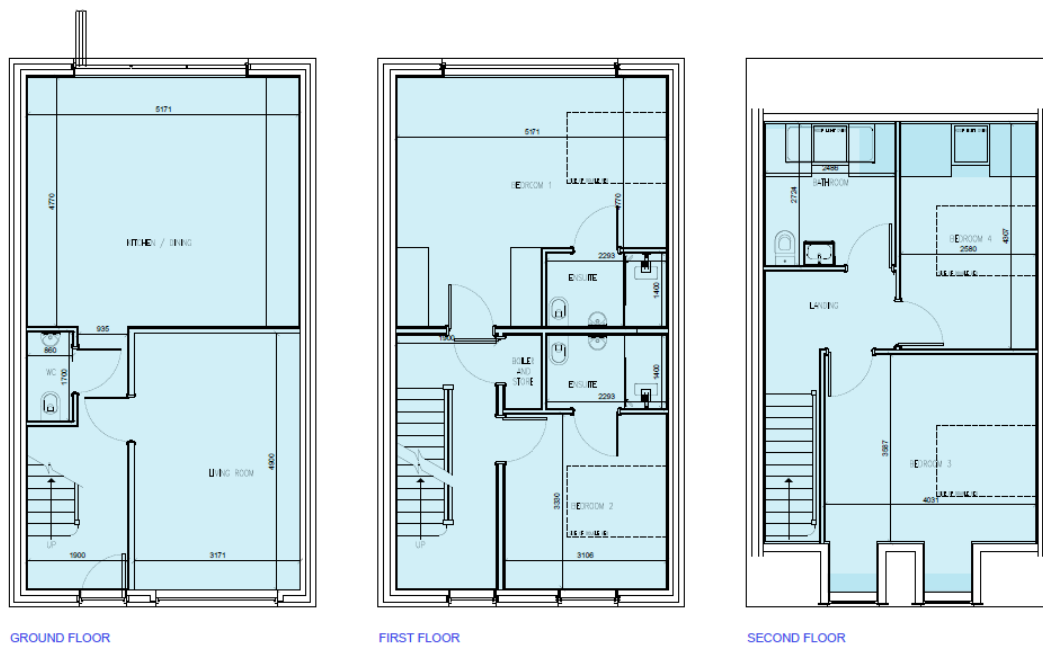
7. Design and Character (Indicative)

- Although detailed design is reserved, it is clear that an appropriate form of development can be achieved:
- Likely scale: 2.5 storeys, reflecting surrounding dwellings
- Form: terrace of 3 no. houses in a linear arrangement
- Materials: to reflect local palette (brick, tiled roofs)
- The site is not subject to any constraints that would prevent a high-quality contextual design.

Indicative Site Plan



Indicative floor plans



HOUSE - 147 Sq.M. (4 Bedroom)

8. Highways, Access and Movement.

The site is located within a well-established residential area of Whitefield, served by:

- Adopted local highway network
- Low-speed residential streets
- Established on-street parking
- Good pedestrian permeability

The site is sustainably located with access to:

- Local shops and services within walking distance
- Public transport including bus routes and nearby rail stations

Given the scale, the proposal falls within the category of minor residential development.

Trip Generation and Impact

Based on TRICS-informed assumptions:

- Approx. 6–9 vehicle movements per day
- Peak hour impact: negligible

This level of activity is typical of residential infill and will not materially affect:

- Highway capacity
- Road safety
- Network operation

Access is reserved for Technical Details Consent; however:

- Safe vehicular access can be achieved from Charnley Street
- Visibility splays can be designed to comply with standards
- Refuse and emergency access can be accommodated

Parking

Parking will be provided at Technical stage in line with:

- Bury Council parking standards (UDP policies / emerging guidance)

Proposed provision:

- 2 spaces per dwelling (subject to final layout but indicative schemes shows achieved)

Policy Compliance

The proposal accords with:

- National Planning Policy Framework – Paragraph 115
→ Development should only be refused on highways grounds if impacts are severe
- Bury UDP Policy HT2 (Transport and Accessibility)
→ Promotes sustainable locations and safe access

9. Residential Amenity

The development can be designed to ensure:

- Appropriate separation distances
- Private amenity space for future occupants
- Protection of neighbouring amenity

No unacceptable impacts are anticipated in terms of:

- Overlooking
- Overshadowing
- Overbearing relationships

These matters will be fully resolved at Technical Details stage.

10. Flood Risk and Drainage

- The site is located within Flood Zone 1 (low risk)
- Surface water can be managed via sustainable drainage solutions
- Foul drainage will connect to existing infrastructure

The site is located within an established urban area and is assumed to:

- Be connected to existing public sewer infrastructure
- Be served by combined/separate sewer systems typical of the area

There are no flood risk constraints to development.

Policy Compliance

- The proposal accords with:
- National Planning Policy Framework (Sections 14 & 15)
- Bury UDP Policy EN5 (Flooding)
→ Requires development to avoid flood risk and incorporate mitigation
- No flood risk constraints
- Sustainable drainage can be achieved
- The site is suitable for development in drainage terms.

11. Ecology and Environmental Considerations

The site is of low ecological value due to its urban nature.

At Technical stage:

- Biodiversity enhancements can be incorporated.
- Landscaping can provide ecological uplift on site.

12. Land Contamination

As previously developed land, there is potential for minor contamination; however:

- This can be addressed via standard planning conditions
- No constraints are identified that would prevent development

13. Bin Storage Strategy

Waste Collection Authority

Waste collection is undertaken by Bury Metropolitan Borough Council via standard kerbside collection.

Proposed Waste Strategy

Each dwelling will be provided with:

- Residual waste bin
- Recycling bin
- Food waste bin (where applicable)

Storage Arrangements

At Technical stage:

- Bin storage will be located within private curtilage

- Easily accessible from dwellings
- Screened where appropriate

Collection Strategy

- Bins will be presented at the kerbside on collection day
- Distances will comply with Bury guidance

Design Compliance

The strategy aligns with:

- Bury Council waste collection requirements
- Good urban design principles

14. Planning Balance

Benefits:

- Delivery of new housing
- Efficient use of brownfield land
- Support for small site delivery (aligned with NPPF objectives)
- Contribution to local housing supply

Impacts:

- Limited and capable of mitigation through design

There are no adverse impacts that would outweigh the benefits.

15. Conclusion

The proposed development at 31 Charnley Street:

- Represents sustainable development
- Complies with national and local planning policy
- Is appropriate in scale, location, and land use
- Raises no technical or environmental constraints

The principle of residential development is therefore acceptable, and Planning in Principle should be granted.