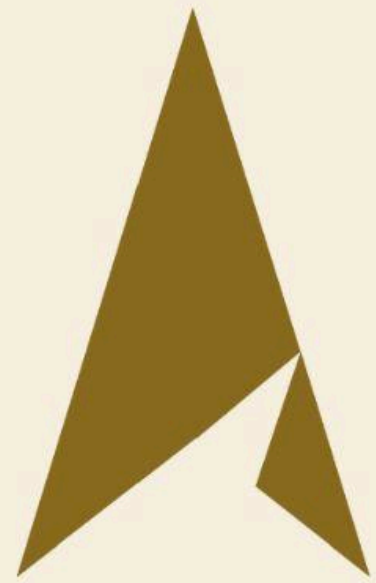




GOLDEN TRIANGLE ARCHITECTS

241111 - 167 and 169 Rochdale Road, Bury, BL9 7BB

Planning Statement

17/03/2026



01 - Introduction

01.1 Site Identification

This Planning Statement has been prepared by Golden Triangle Architects to support the planning application for 167 and 169 Rochdale Road, Bury, BL9 7BB. The application site comprises a mid-terrace property currently occupied as mixed-use commercial premises, including a retail shop (Use Class E) and a hot food takeaway (Sui Generis).

01.2 Proposal Summary

The application seeks formal planning permission for the change of use and restoration of the subject site from commercial premises back to two family dwellinghouses. The proposal prioritises the adaptive reuse of existing building stock to address the demand for family housing while securing the long-term structural viability of the site.

02 - Site Analysis and Context

02.1 Existing Deficiencies

The existing commercial frontages currently exert a visually detrimental impact on the local street scene, appearing dilapidated and incoherent. The facade features damaged fascias, exposed lighting tubes, and external cabling that disrupt the visual order of the elevation. Furthermore, the full-height solid black roller shutters create a "hostile" and "dead" frontage with zero passive surveillance.

02.2 Property Analysis

The structure dates from the late 19th or early 20th century, featuring traditional masonry and natural slate. However, the rear of the property is currently occupied by substandard structures suffering from water ingress, representing a wasteful use of land in a high-density urban context.

03 - Planning Policy Framework

03.1 National Planning Policy (NPPF)

The proposal aligns with the NPPF's emphasis on the importance of advanced, high-quality communications infrastructure. Crucially, as Bury's Housing Delivery Test results fall below 75%, the site benefits from the "Tilted Balance" under NPPF Paragraph 11(d), creating a presumption in favor of sustainable development.

03.2 Local Policy Compliance

Places for Everyone Policy JP-H1 & Bury UDP Policy H1/2: The scheme delivers necessary housing stock within a sustainable location.

Policy JP-C2 (Digital Connectivity): The development will be provided with full-fibre to the premises (FTTP) connections capable of speeds in excess of 1,000 Mbps.

Policy S1/5 (Retail Loss): The loss of retail use is justified by the significant duration of vacancy, demonstrating the commercial units are no longer viable.

04 - Key Planning Considerations

04.1 Design and Character

The design ethos is to "heal" the fragmented streetscape by removing modern commercial shopfronts and reinstating the historic Victorian residential character. New external walls will feature rendered masonry with reinstated historic detailing, such as arched doorway apertures and window head/sill details. To ensure the principal roof ridge remains the dominant feature, front pitched dormers have been reduced in height by 100mm, allowing integrated solar panels to sit below the ridge line.

04.2 Residential Amenity and Internal Standards

To ensure compliance with Nationally Described Space Standards (NDSS), habitable volume has been redistributed to the roof space through the use of subservient pitched dormers. The layout prioritises inclusive design, aiming for Category M4(1) 'visitable dwelling' standards by providing level access from the public footpath to the principal entrance and a WC on the ground floor. To support sustainable transport without cluttering amenity space, secure wall-mounted cycle anchors will be provided in the rear yards.

04.3 Technical Mitigations

Given the proximity to the A58, the scheme incorporates high-specification acoustic double glazing to mitigate noise impact and ensure a peaceful living environment.

04.4 Technical Justification: Constraint of Existing Footprint

04.4.1 Solar PV Feasibility and Policy JP-S2 Compliance

This application seeks to maximise on-site renewable energy generation in accordance with Greater Manchester's 'Places for Everyone' Policy JP-S2. While we acknowledge the target for solar PV coverage equivalent to 40% of the ground floor area, the physical constraints of the existing commercial-to-residential conversion at 167-169 Rochdale Road render this specific metric unfeasible.

The proposed roof plan utilises a South-facing Solar PV array featuring 1.9m x 1.0m Slimline N-Type panels. These will be installed using a mini-rail system supported by structural solar posts to maintain a low profile of approximately 80mm above the roof surface, while strictly adhering to the '1m edge rule' for wind loading and safety.

To mitigate this shortfall, the project prioritises a 'Fabric First' approach, incorporating high-performance insulation and Air Source Heat Pumps to ensure the dwellings remain 'Net Zero Ready' and align with Bury Council's 2038 Carbon Neutral target.

The development is 100% fossil fuel free, utilising Air Source Heat Pumps with a Seasonal Coefficient of Performance (SCOP) of >3.5. The scheme delivers highly efficient homes with predicted SAP Ratings of 82 B (Plot 1) and 81 B (Plot 2), achieving an Environmental Impact (CO2) Rating of 96 (Grade A) for both dwellings.

04.5 Highways and Parking

Parking requirements for the property will continue to be met by the existing capacity along Back Rochdale Road and the immediate street network. No new off-street parking is proposed or required; the scheme relies on the established on-street arrangements which are sufficient to absorb the modest increase in habitable space without impacting highway safety. To promote active travel and offset the lack of off-street car parking, the design incorporates secure, covered cycle storage. By utilising dedicated lockers, the scheme provides one storage for at least two bicycles per dwelling. This approach ensures sustainable transport options while protecting the functional space and visual amenity of the rear gardens.

04.6 Waste and Refuse Management

Comprehensive refuse and recycling provisions have been integrated into the design. As shown on the Proposed Project Waste Management Services, dedicated storage for three bins per dwelling is provided within the private rear yards, ensuring they are screened from the public highway and do not detract from the reinstated Victorian character.

05 - Pre-Application Response

The proposal is a direct evolution of formal pre-application advice. Key revisions include:

Reduction of Rear Extensions: The extension at No. 169 has been reduced to a 3-metre projection to match the existing outrigger at No. 167, creating a functional rear yard.

Demolition of Outbuildings: Substandard rear structures will be removed to relieve the site of historic over-development and provide private outdoor amenity space.

06 - Schedule of Materials

The following materials have been selected to ensure the development respects the building's origins while delivering a sustainable, high-quality environment.

Element	Specification
Front Elevation	Rendered masonry with reinstated historic detailing.
Rear Elevation	Brick selected to complement existing masonry with insulated cavities.
Roof (Dormers)	EPDM flat roof for a clean, durable, and unobtrusive profile..
Windows/Doors	High-specification black UPVC with acoustic double glazing.
Rear Extension Roof	EPDM flat roof for a clean, durable, and unobtrusive profile.

07 - Conclusion

This statement confirms that the proposal represents a sensitive regeneration of a physically and visually obsolete site. By providing a design quality significantly superior to the "fallback" position of an unregulated Permitted Development conversion, the scheme delivers substantial public benefits. There are no adverse impacts that would outweigh these benefits, and we respectfully request that planning permission be granted.

By combining a 'Fabric First' retrofit with low-carbon technologies, the scheme directly supports Bury Council's 2038 Carbon Neutral target while preserving the embodied carbon of the existing structure.



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