



PLANNING STATEMENT

RADCLIFFE HUB, MARKET CHAMBERS AND MARKET HALL,
RADCLIFFE TOWN CENTRE, BURY



PLANNING STATEMENT

On behalf of: Pozzoni Architects

In respect of: Radcliffe Hub, Market Chambers and Market Hall,
Radcliffe town centre, Bury

Date: February 2023

Reference: NC/ER/5197NE/R001

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1.0 Introduction

- 1.1 This Planning Statement ('the Statement') has been prepared on behalf of Pozzoni Architects, ('the Applicant'), to assist Bury Council Local Planning Authority ('the LPA') in the consideration of a full planning application for the erection of a Civic Hub building, the refurbishment of Radcliffe Market basement, Radcliffe Market Chambers building and the construction of a new link block between Radcliffe Market and Radcliffe Chamber ('the Proposed Development') at 1-9 and 13-21 Blackburn Street, and Radcliffe market, Radcliffe, Manchester, M26 1NN ('the Site').
- 1.2 This Statement provides an assessment of the Proposed Development having regard to relevant national and local planning policy and is presented in the following structure:
- Chapter 2 – Site Description and Planning History
 - Chapter 3 - Proposed Development
 - Chapter 4 – Planning Policy Context
 - Chapter 5 – Planning Assessment
 - Chapter 6 – Summary and Conclusions
- 1.3 The Statement should be read in conjunction with the full suite of documents submitted with the planning application.

2.0 Site Description and Planning History

Site Description

- 2.1 The Site comprises 1-9 and 13-21 Blackburn Street and Radcliffe Market, located in Radcliffe town centre, Bury. The Site is approximately 0.8 hectares and is bound by Dale Street to the north-west, west and south-west, Radcliffe Piazza and Blackburn Street to the north-east and the River Irwell to the east, south-east and south.
- 2.2 The site is located approximately 600m south-west of Radcliffe tram link, as well as being located close to local bus routes.

Planning History

- 2.3 An online search history indicates that the Site has the following planning history:

Application Reference	Description	Decision
1-9 and 13-21 Blackburn Street		
58737	New shop front at 17 Blackburn Street, Radcliffe	Approved with conditions June 2015
54025	Change of use from A1 (shop) to Nails and Beauty Salon (Sui Generis) at 5 Blackburn Street, Radcliffe.	Approved with conditions July 2011
51456	Change of use from vacant shop (Use Class A1) to job club (Use class A2) at 3 Blackburn Street, radcliffe	Approved with conditions July 2009
48941	Change of use of 19 Blackburn Street to Betting shop (Class A2); and new shop front to 17/19 Blackburn Street, Radcliffe	Refused Feb 2008
48675	Change of use from shop (Class A1) to Taxi Booking Office at 5 Blackburn Street, Radcliffe	Refused Oct 2007
46811	Change of use from shop (Class A1) to Coffee Shop (Class A3) at 21 Blackburn Street, Radcliffe	Approved with conditions Sep 2006
Radcliffe Market		
57098	establishment of a temporary market within Radcliffe Pizza (February 2014 to December 2014) for the duration of the Radcliffe Market Hall refurbishment works.	Approved with conditions February 2014
57054	Refurbishment of the existing Radcliffe Market Hall, including new roof covering, structural	Approved with conditions February 2013

Application Reference	Description	Decision
	repairs, new wall cladding and minor extension to form a café	

3.0 The Proposed Development

3.1 The Proposed Development is for the construction of a new Civic Hub building located between Dale Street and Radcliffe Market, the refurbishment of Radcliffe Market basement, Radcliffe Market Chambers building and the construction of a new link block between Radcliffe Market and Radcliffe Market Chamber.

3.2 The Proposed Development is set out in detail in the accompanying Design and Access Statement and proposed plans. A summary is provided below to provide context for the planning assessment.

Use and Design

3.3 The Civic Hub will comprise of a three-storey building on the site which currently comprises a mix of uses. The facilities within the new hub will include:

- A 25m x 6 lane main pool and 17m x 10m learner pool with integrated moveable floor and 150 spectator seats
- Fully accessible wet side unisex changing village with Changing Places Changing Room facility
- Clip 'n Climbing facility
- 100 station Fitness Suite, two flexible exercise studios and dedicated dry side male and female changing
- Central public space incorporating concierge reception, catering servery and integrated library.

3.4 The centre aims to create an engaging aspirational building which will be clearly legible to both users and passers-by. The design works to use both modern and historic materials and building techniques in imaginative ways. Materials and their colours have been explicitly chosen to engage with customers and on-lookers to clearly define the entrance and make the buildings approach legible. The use of quality materials will also help lift the apparent value of the Site and help create a sense of place.

3.5 The scale and design of the proposal have been carefully considered in order to ensure an appropriate impact on the Site and its surroundings. The design replaces an existing 3-storey mass on the Site but increases the permeability and visual interest for passing members of the public

3.6 The exterior of the building will consist of pale bricks combined with the use of metal cladding from plinth level to the roof of the building. Glazing will be used to increase permeability and views into activity spaces.

3.7 Market Chambers and Market Hall Basement are also proposed to be brought back into use, with new commercial space, relocated shops and businesses and a large multi-use event space. A link block will be used to connect the buildings together. The proposed link block between Radcliffe Market and the Market Chamber building will provide a vertical link between all four floors of the

adjoining buildings with access for all members of the public. Materials for this block are to be replicated from the new civic hub to create a consistent palette of materials across the new campus of buildings/spaces.

Accessibility and Parking

- 3.8 The Site can be accessed from the surrounding road and footpath network, and the centre has been located to be fully accessible on foot and by public transport.
- 3.9 Parking will be available within the wider town centre parking provision, as well as a coach drop off point located adjacent to the Site.
- 3.10 The proposals will deliver changes to on-street parking and loading arrangements to facilitate the operation of the Civic Hub which includes the creation of 2no. coach parking bays and 1no. new disabled parking bay on Dale Street; the conversion of 3no. existing parking spaces to disabled spaces on Deansgate and the conversion of 4no. existing parking spaces to disabled spaces on Church Street.
- 3.11 Provision for cyclists has been made within the development with 6no. new cycle stands to the south of the development.

Landscaping

- 3.12 Hard and soft landscaping will be used to provide access for all and to promote the setting of the building. Landscaping will be integrated within this development to connect the interior and exterior of the building, providing a space for the benefit of the surrounding area which can be enjoyed all year round. The building setting is significant and will be integrated into the design approach of access for all with both hard and soft landscaping. The building will not be imposed on its surroundings, it will integrate seamlessly into the locale.

4.0 Planning Policy Context

National Planning Policy Framework ('NPPF')

- 4.1 A revised version of the NPPF was published in July 2021, superseding the February 2019 version and sets out the Government's proposed economic, environmental and social planning policies for England.
- 4.2 The following sections of the NPPF are considered relevant to the Proposed Development:

Section 2 – Achieving sustainable development

- 4.3 Chapter 2 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Achieving sustainable development means that the planning system has three overarching objectives, these should be pursued in mutually supportive ways:
- 'An economic objective - to help build a strong and competitive economy through the sufficient supply of land of the correct type and, land which is available in the right place and time to support growth, innovation and improved productivity. The provision of infrastructure should also be identified and coordinated.
 - A social objective - to support strong, vibrant and healthy communities through ensuring that a sufficient number and range of homes are available to meet the needs of present and future generations. A well-designed and safe built environment should also be fostered, alongside accessible services and open spaces which reflect current and future needs of communities.
 - An environmental objective - to contribute to protecting and enhancing the natural, built and historic environment through the effective use of land, improvement of biodiversity, utilising natural resources prudently, minimising waste and pollution, mitigating and adapting to climate change and moving to a low carbon economy. 'Section 6 – Building a strong, competitive economy
- 4.4 The NPPF states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Section 7 – Ensuring the vitality of town centres

- 4.5 Paragraph 86 of the NPPF states that planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation.

Section 8 – Promoting healthy and safe communities

- 4.6 The NPPF states that planning policies and decisions should aim to achieve healthy, inclusive and safe places.

- 4.7 Paragraph 93 sets out how this can be achieved:

“a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments;

b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community’s ability to meet its day-to-day needs;

d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and

e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.”

Section 9 – Promoting sustainable transport

- 4.8 Section 9 of the NPPF relates to accessibility; placing particular emphasis on reducing the need to travel and to provide a real choice of sustainable modes of transport. Development proposals are required to promote sustainable modes of transport, provide safe and suitable access and undertake improvements to limit any significant impacts. Paragraph 105 in particular, encourages development in locations that minimise journey lengths for activities including employment, shopping, leisure, education and other activities.

Section 11 – Making effective use of land

- 4.9 Paragraph 119 of the NPPF states that planning decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 4.10 Paragraph 120 states that planning decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land. Planning decisions should also promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained, and available sites could be used more effectively.

Section 12 – Achieving well-designed places

- 4.11 Paragraph 126 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.
- 4.12 Paragraph 130 goes on to state that planning decisions should ensure developments:
- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
 - optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Section 14 – Meeting the Challenge of Climate Change, Flooding and Coastal Change

- 4.13 Section 14 stresses the importance of planning and its role in reducing greenhouse gas emissions, minimising vulnerability and providing resilience to the impacts of climate change. It also supports the delivery of renewable and low carbon energy and associated infrastructure.

Section 15 – Conserving and Enhancing the Natural Environment

- 4.14 Paragraph 174 of the NPPF asserts that new and existing development should not contribute to, be put at unacceptable risk from, or be adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability.
- 4.15 Paragraph 179 states that in order to protect and enhance biodiversity and geodiversity, plans should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

Section 16 – Conserving and Enhancing the Historic Environment

- 4.16 Section 16 of the NPPF sets out that plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. Paragraph 190 emphasises this strategy should take into account:
- a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
 - b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
 - c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.
- 4.17 Paragraph 203 outlines that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset,

Development Plan

- 4.18 The Development Plan for the Site comprises the Bury Unitary Development Plan (adopted 1997).
- 4.19 Bury Council are in the process of preparing a new Local Plan, it is currently at the consultation on policy directions stage. As the plan progresses through the development stage, more weight should be given to it in making decisions.

Bury Unitary Development Plan

- 4.20 The Site is allocated under the following relevant policies:
- 4.21 **Area RD 1 – Blackburn Street/Dale Street/Church Street West**, the Site is bounded by Blackburn Street, Dale Street and Church Street West. The policy states that this area of the town centre contains the town's main shopping facilities, and, as such, proposals for retailing, appropriate ancillary Town Centre uses and environmental improvements will be acceptable. Proposals for the development of new or improved community facilities and for improvements to transport facilities will also be viewed favourably.
- 4.22 **Policy S1/2 – Shopping in Other Town Centres**, sets out that the council will seek to maintain and strengthen the retail role of Radcliffe Town Centre.
- 4.23 **Policy S2/2 – Prime Shopping Areas and Frontages**, the Site is located within a prime shopping area. The policy states that within these areas the Council will seek to maintain retailing (Class

A1) as the predominant land use at ground floor level. Proposals for change of use or redevelopment within these areas will be assessed on their merits and by taking into account the following factors:

- The design and appearance of the proposed frontage;
- The maintenance or provision of a display window at ground floor level, where appropriate;
- Access for the mobility impaired, where appropriate and through negotiation with the developer;
- Whether the proposal will give rise to disturbance or nuisance

4.24 In addition, where a proposal would lead to more than 10% of any identified prime shopping frontage being in non-retail (Class A1) use, the Council will also take into account the following factors:

- The location and prominence of the proposal within the prime shopping frontage;
- The number, distribution and proximity of other premises in non-retail (Class A1) use or with planning permission for such uses;
- The particular nature and character of the use proposed, including the level of activity associated with it.

4.25 Other relevant policies include:

4.26 **Policy EC6 – New business, industrial and commercial development**, states that the council will seek to ensure that new business, industrial and commercial development is of a suitably acceptable design and does not have a significantly detrimental effect on the surrounding environment and amenity.

4.27 **Policy EN1 – Built environment**, states that the council will seek to protect, preserve, and enhance the character, appearance and amenity of the Borough's built environment.

4.28 **Policy EN1/1 – Visual amenity**, outlines that development will not be permitted where it would have a detrimental impact on public views of prominent or important buildings.

4.29 **Policy EN1/2 – Townscape and Built Design**, sets out that the council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns.

4.30 **Policy EN1/3 – Landscaping provision**, outlines that proposals will be required to make provision for incidental open space and landscaping.

4.31 **Policy EN2 – Conservation and listed buildings**, states that the council will seek to preserve the Borough's built heritage through the control of development, especially that affecting Conservation Areas, Listed Buildings, and areas of local historical importance.

- 4.32 **Policy EN4 – Energy Conservation**, states that the council will encourage development which contributes to energy conservation in the Borough.
- 4.33 **Policy EN4/1 – Renewable energy**, encourages the use of renewable energy sources.
- 4.34 **Policy EN4/2 – Energy efficiency**, seeks to promote energy efficient modes of transport and promoting efficient use of design and layout.
- 4.35 **Policy EN5 – Flood protection and defence**, sets out that the council will seek to control development in a manner consistent with flood protection and the maintenance of flood defence systems.
- 4.36 **Policy EN6 – Conservation of the natural environment**, states that the council will retain, protect and enhance the natural environment of the Borough, particularly in relation to areas of ecological, wildlife and geological importance.
- 4.37 **Policy EN7 – Pollution Control**, states that the council will seek to control environmental nuisance and minimise pollution levels associated with development by limiting the environmental impact of pollution, wherever possible, in conformity with current legislation and prescribed standards.
- 4.38 **Policy EN9 – Landscape**, sets out that the council will seek to protect, conserve and improve the landscape quality of the Borough, and will encourage the enhancement of landscapes.
- 4.39 **Policy EN10 – Environmental Improvement**, outlines that the council will seek to improve the environmental quality of the Borough.
- 4.40 **Policy RT1 – Existing provision for recreation in the urban area**, states that the council will protect and give favourable consideration to the improvement of existing recreational land and facilities within the urban area.
- 4.41 **Policy HT2/4 – Car parking and new development**, outlines that proposals should make adequate provision for car parking.
- 4.42 **Policy S2 – Control of new retail and non-retail development**, sets out that the council will seek to protect and enhance the vitality and viability of the Borough's shopping centres by encouraging and controlling the type and location of retail and non-retail development.
- 4.43 **Policy S3/4 – Markets**, states that the council will support proposals which seek to consolidate and enhance existing market facilities in Radcliffe Town Centre through environmental and physical improvements.
- 4.44 **Policy CF1 – Proposals for new and improved community facilities**, states that proposals for new and improved community facilities will generally be looked on favourably by the Council.
- 4.45 **Policy CF1/1 – Location of New Community Facilities**, sets out the factors that need to be considered in regard to new community facilities.

- 4.46 **Policy TC2 – Town centre enhancement and development**, states that the borough's town centres will be encouraged to develop as the principal focal points for cultural, leisure, business, professional services, commercial and retailing activities. Development proposals which would have a detrimental effect on the vitality and viability of these centres will not be permitted.

Other Material Considerations

- 4.47 **Design and Layout of New Development in Bury**, this SPD sets out principles for good design in new development in Bury.

5.0 Planning Assessment

5.1 The planning policy review in Section 4 has established the national and local planning policy considerations which are relevant to the consideration of the proposed planning application. This section will go on to assess the Proposed Development against the Development Plan Policies and the following relevant material planning considerations:

- Principle of Development
- Sustainable Development
- Design, Layout and Landscaping
- Heritage
- Highways
- Contamination
- Noise
- Ecology and Biodiversity Net Gain
- Flood risk and Drainage
- Air Quality

Principle of Development

5.2 The starting point for the assessment of planning applications as set out by S38 (6) of the Planning and Compulsory Purchase Act 2004, is the adopted Development Plan, unless material considerations indicate otherwise. As set out within the Policy Context Section (Section 4.0), the adopted Development Plan comprises the CSDP (adopted in 2020) and the retained policies of the UDP (adopted in 1998, policies retained in 2020).

5.3 The Site is located in the town centre and allocated under **policies S1/2 and S2/2**, which support the growth of retail in this area. This is in line with the proposed refurbishment of the Market Hall and Chambers, as the development seeks to introduce new commercial space and shops to this area. Whilst the proposals would result in the loss of some existing retail floorspace to accommodate the new Civic Hub building, the proposed uses still fall under the category of 'main town centre uses' as defined by the NPPF and present an opportunity to generate greater footfall in the town centre with linked trips to other existing town and retail uses nearby, which is in accordance with Policy TC2 and RT1 which highlights that town centres should be the principal focus for uses such as cultural and leisure. Furthermore, and as mentioned above, new commercial space will be provided for through the refurbishment of the Market Hall and Chamber.

5.4 The Site is also allocated under **Area RD1** which states that as well as supporting proposals for retail, the LPA will view proposals for the development of new or improved community facilities favourably. The Civic Hub is proposed to be the main community hub for the area and will bring lots of community benefits in terms of providing new and high quality community facilities and opportunities for social interaction, health and wellbeing. **Policy CF1** also supports the provision of new or improved community facilities, which the Proposed Development is in accordance with.

- 5.5 Turning to the NPPF, section 7 supports the role of town centres and section 8 outlines that planning policies and decisions should aim to achieve healthy, inclusive and safe places, which are accessible and promote social interaction. Paragraph 93 of the NPPF goes on to highlight the importance of community facilities. The Proposed Development is considered to be compliant in this regard.
- 5.6 Therefore, the principle of development is supported and deemed acceptable in this location in accordance with Policies S1/2, S2/2, TC2, RT1, RD1, CF1 and sections 7 and 8 of the NPPF.

Sustainable Development – Social, Economic and Environmental Benefits

- 5.7 The NPPF highlights at paragraph 10 ‘at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development’. The emphasis is on Local Planning Authorities to apply the presumption in favour of sustainable development and to work proactively to secure developments that improve the social, economic and environmental circumstances of an area.
- 5.8 The Application proposals contribute to all three dimensions of sustainable development and the Application will deliver substantial benefits in each area.

Social

- 5.9 The Proposed Development will provide a community facility located at the heart of Radcliffe town centre, providing modern and innovative facilities which seek to provide a safe space for communities to integrate and socialise.
- 5.10 The proposed new facilities will include a swimming pool, clip ‘n climb facility, fitness suite and exercise studio space, and café and library space which will enable the opportunity for social interaction, health and wellbeing.

Economic

- 5.11 The Proposed Development will steer much needed investment into Radcliffe with funding from the levelling up fund to support local people and provide a high-quality community facility in Radcliffe which seeks to attract footfall and generate spending in the town centre including local businesses and services.
- 5.12 The proposals will bring the Market Hall Basement and Market Chambers, which are largely unoccupied, back into viable commercial use.
- 5.13 The Proposed Development will create temporary jobs throughout the construction period, and once operational will create new jobs which will in turn increase spending in the local economy.

Environmental

- 5.14 The Proposed Development is supported by a comprehensive hard and soft landscaping scheme which seeks to ensure that the proposed new building will seamlessly integrate into the existing character and vernacular of the area.
- 5.15 The Site currently contributes little to natural environment in terms of biodiversity however, the proposals will result in biodiversity net gain on Site through the proposed landscaping scheme.

Design, Layout and Landscaping

- 5.16 Planning policy at both a local and national level highlights that good design is a key aspect of sustainable development and seeks to achieve high-quality design which is appropriate for its location.
- 5.17 The new Civic Hub will form part of a holistic review and regeneration of leisure facilities, sporting provision and community facilities across Radcliffe. As well as replacing the existing leisure centre off Spring Lane, the centre will provide other complimentary activities and council services which will help educate and promote health and wellbeing within the area. The refurbishment of Market Chambers and the Market Hall Basement will see these buildings being brought back into viable use to enhance the appearance of the area.
- 5.18 The overall site layout will be similar to what currently exists with the new building located on the footprint of the former building and a link block erected to connect Market Chambers and Market Hall Basement. The building has been designed to create active frontages to allow passers by and visitors to see into the space which will aid legibility and appreciation of the building and engagement with the space.
- 5.19 Flexible spaces, adaptive fixtures and shared use areas have been incorporated within the Proposed Development to allow the building to grow and adapt to its customers and the uses which best serve the surrounding area.
- 5.20 The exterior of the building will consist of light coloured bricks combined with the use of metal cladding from plinth level to the roof of the building. Glazing will be used to increase permeability and views into activity spaces.
- 5.21 The design of the Proposed Development has been carefully considered within the context of the existing built form and character of the area, with its scale and massing considered appropriate within the context of neighbouring buildings.
- 5.22 A comprehensive landscaping scheme has been employed to continue the integrated design ideals from interior to exterior, providing a space for the benefit of the surrounding area which can be enjoyed all year round. The building setting is significant and will be integrated into the design approach of access for all with both hard and soft landscaping, allowing the development to integrate appropriately with its surroundings.

- 5.23 In view of the above, it is established that the design and layout is in accordance with adopted policy S2/2, EN1, EN1/2, EN1/3, Design and Layout of New Development in Bury SPD and section 12 of the NPPF.

Heritage

- 5.24 Paragraph 203 of the NPPF outlines that the effect of an application on the significance of a non-designated heritage asset should be taken into account during determination. A balanced judgement is required having regard to the scale of any harm or loss of the significance of the asset. Similarly, policy EN2 seeks to preserve the borough's built heritage.
- 5.25 Radcliffe Market Chambers is identified as a non-designated heritage asset and in order to demonstrate compliance with the NPPF and policy EN2 a Heritage Assessment has been carried out which accompanies the planning application.
- 5.26 Radcliffe Market Chambers is a red brick Victorian building. The form and function of the chambers building has remained largely unchanged throughout its history and at ground floor has remained in continuous use as retail space however, the shopfronts have been altered overtime and some traditional features have been lost. The assessment outlines that the archaeological architectural, artistic and historic interest of the asset is considered to be low. Nonetheless, the Proposed Development has sought to balance the needs of the market hall and town centre with consideration for the Site's location within the setting of the Market Chambers. The scheme takes a considered design approach to respond effectively to its context with regard to scale, mass and material and will result in a high-quality design which will benefit the locality. The third storey of the link block has been stepped back and is detailed with perforated panels to ensure the additional mass is not overbearing and to maintain permeability across the Site from longer ranging views. The neutral colours of the new Civic Hub will also ensure that the strong red brick of the Market Chambers remains visually dominant in views across the public realm and within views of the streetscape.
- 5.27 Overall, the assessment concludes that the Proposed Development will result in no harm to the significance of the non-designated heritage asset in accordance with section 16 of the NPPF and policy EN2.

Highways

- 5.28 Section 9 of the NPPF places an emphasis on providing a real choice of sustainable modes of transport. Similarly, local policy seeks to provide safe and convenient access for all users and to ensure that development does not have a detrimental impact to the existing highway.
- 5.29 A Transport Statement has been prepared by WSP to accompany the planning application. The statement outlines that changes will be made to on-street parking and loading arrangements to facilitate appropriate servicing arrangements and the provision of accessible parking spaces in accordance with parking standards. The works will be agreed with Bury Highways Department and can be secured by Section 278 agreement.

- 5.30 The development will not provide any new parking for general users given the site's town centre location and to reduce the requirement for private vehicle usage. Provision will however be made for cycle parking on site.
- 5.31 In terms of traffic generation, it is considered that impacts on the highways will not be significant. An interim Travel Plan has also been prepared which identifies potential measures to promote the available sustainable transport options to users of the site and minimise trips associated with the development.
- 5.32 Overall, there are no transport grounds preventing the granting of planning permission for the development proposals. The proposals are therefore in accordance with section 9 of the NPPF and local policy HT2/4.

Contaminated Land

- 5.33 Planning policy seeks to ensure that new development is appropriate for its location and where necessary appropriate mitigation measures can be put in place.
- 5.34 A geoenvironmental appraisal has been carried out by ID GeoEnvironmental Limited which accompanies the application. The report outlines that no significant pollutant linkages have been identified at the site and a remediation strategy is not considered necessary. However, a dye works was present in the south of the site and whilst no evidence of hydrocarbon contamination was encountered during the investigation, there is a low risk of hydrocarbon contamination. It is therefore recommended that a watching brief be provided by a Geoenvironmental consultant during any excavations that occur within the footprint of the dye works.
- 5.35 It is understood that the Proposed Development will require piled foundations and given the ground contains significant buried obstructions, it will be necessary for these to be excavated and removed prior to commencement of piling works.
- 5.36 Overall and subject to the implementation of watching brief, the Proposed Development accords with section 15 of the NPPF and local policy EN7.

Noise

- 5.37 Policy seeks to ensure that proposals do not cause harm to the amenity of existing and future occupants as a result of noise associated with the Proposed Development.
- 5.38 A Noise Impact Assessment has been carried out by Sharps Redmore which accompanies the planning application. Recommendations have been made to ensure that external noise ingress is controlled to achieve appropriate criteria set out in guidance.
- 5.39 Given the town centre location, the proposed use is considered appropriate and noise impacts will be minimal. The proposals are therefore in accordance with section 15 of the NPPF and local policy EN1/1 and EN7.

Ecology and Biodiversity Net Gain

- 5.40 Policy EN6 outlines the importance of protecting and enhancing the natural environment which is echoed in section 15 of the NPPF.
- 5.41 The application is accompanied by an Ecological Appraisal, results of bat and bird surveys and biodiversity net gain (BNG) Assessment , prepared by RSK Biocensus to assess any impacts of the proposals on ecology.
- 5.42 The report identifies that the site holds limited value for local wildlife. However, the Site was found to have value for nesting birds within the scattered trees and existing buildings with further surveys recommended. These have been carried out with the results submitted as part of the application and any necessary mitigation measures can be secured by planning condition.
- 5.43 The River Irwell located immediately east of the Site was determined to have value for local wildlife as such the report recommends a lighting strategy and pollution prevention methods to protect the watercourse and any wildlife that utilise it, which can be secured by planning condition.
- 5.44 The Biodiversity Net Gain Assessment prepared by RSK Biocensus, finds that based on the results of the desk survey the Site will achieve a 10% biodiversity net gain from the Proposed Development. There are no specific policies within the development plan relating to Biodiversity Net Gain, however it is supported by policy EN6.
- 5.45 Overall, the Proposed Development is in accordance with Policy EN6 and section 15 of the NPPF.

Flood Risk and Drainage

- 5.46 Planning policy seeks to minimise flood risk and to ensure that developments have an appropriate drainage strategy.
- 5.47 A Flood Risk Assessment and Drainage Strategy has been prepared by AJP which accompanies the application. The Site is located within Flood Zone 1 with a low probability of flooding from all sources. A Geoenviromental appraisal of the land has indicated that the ground composition is not suitable for infiltration. Therefore, it is proposed that surface water runoff will discharge into the watercourse, the River Irwell, immediately east of the Site.
- 5.48 The surface water discharge is to be restricted to 50% betterment over the existing brownfield runoff rates, for all rainfall events up to and including the 100 year plus 40% climate change design storm, to comply with LLFA requirements. The proposed surface water drainage design meets this criteria and also ensures there is no flooding for all rainfall events up to and including the 100 year plus 40% climate change design storm.

- 5.49 The foul water drainage will discharge into the existing United Utilities public combined water sewers to the south of the site via gravity and it is anticipated that the foul water can discharge into the public sewer at unrestricted rates.
- 5.50 The surcharged runoff is to be restricted using a vortex flow control device and the surcharged runoff attenuated using the proposed surface water drainage network itself and also a tubosider located beneath the proposed building. The existing combined water sewer towards the south of site is to be diverted around the new proposed building. This will require a Section 185 agreement as well as further correspondence with United Utilities.
- 5.51 The proposed drainage strategy accords with section 14 of the NPPF and local policy EN5.

Air Quality

- 5.52 Planning policy at a local and national level seeks to minimise pollution levels associated with development.
- 5.53 An Air Quality Assessment was prepared by Redmore Environmental Ltd to inform the Proposed Development in this regard. The report outlines that the Proposed Development has the potential to cause air quality impacts during the construction phases however this can be mitigated through good practice measures and a construction management plan can be secured by planning condition to control this.
- 5.54 During the operational phase, there is potential for air quality impacts as a result of traffic to and from the site however, given the site's location in the town centre, the amount of new trips and overall trip generations are not considered to give rise to any adverse impacts in terms of air quality. As such, air quality factors are not considered a constraint to the planning consent for the development.
- 5.55 As such, it is considered that the Proposed Development is in accordance with policy EN7 and section 15 of the NPPF.

6.0 Summary and Conclusions

- 6.1 This Statement has been prepared to assist the LPA in the consideration of a full planning application for the erection of a Civic Hub building, the refurbishment of Radcliffe Market basement, Radcliffe Market Chambers building and the construction of a new link block between Radcliffe Market and Radcliffe Chamber at 1-9 and 13-21 Blackburn Street, and Radcliffe market, Radcliffe, Manchester, M26 1NN ('the Site').
- 6.2 The Proposed Development will result in the creation of a high quality new community facility in Radcliffe town centre which will enhance the town centre and has the potential to attract footfall into the town centre. The proposals are considered to be policy compliant at a location and national level as summarised below:
- The proposed uses are considered appropriate for this town centre location, will deliver high quality community facilities and the principle of development is acceptable in accordance with policies S1/2, S2/2, TC2, RT1, RD1, CF1 and sections 7 and 8 of the NPPF.
 - The Proposed Development will contribute to all three dimensions of sustainable development in accordance with the principles of the NPPF.
 - Careful consideration has been given to the design of the Proposed Development to ensure it is appropriate for its setting and will create a high quality development in accordance with policies S2/2, EN1, EN1/2, EN1/3, the Design and Layout of New Development in Bury SPD and section 12 of the NPPF.
 - The impacts of the Proposed Development on the non-designated heritage asset Market Chambers has been assessed and will not be harmed by the proposals in accordance with policy EN2 and section 16 of the NPPF.
 - The Proposed Development will result in biodiversity net gain and appropriate mitigation measures can be implemented to ensure there are no adverse impacts on ecology in accordance with policy EN7 and section 15 of the NPPF.
 - There are no transport grounds preventing the granting of planning permission and the proposals accord with section 9 of the NPPF and policy HT2/4.
 - The ground conditions have been appropriately assessed and subject to implementation of a watching brief, no risks have been identified. The proposals therefore accord with policy EN7 and section 15 of the NPPF.
 - The site is in flood zone 1 and the proposed drainage strategy is appropriate for the Site in accordance with section 14 of the NPPF and policy EN7.
 - Appropriate mitigation can be implemented during the construction phase to ensure that there will no adverse impacts associated with construction in accordance with policy EN7 and section 15 of the NPPF.
- 6.3 Overall, the Proposed Development represents sustainable development and accords with national and local planning policy. As such, planning permission should be granted without delay.