

Highway Statement

In Support of Planning Application for
1 and 3 Haslam Street, Bury, BL9 6EQ

Proposal: Change of use from 2 no. Class E units to 8 bedrooms House in Multiple Occupation (Class Sui Generis) together with alteration to front elevations and change of roof style from hip to gable.

1. INTRODUCTION

- 1.1 This Highway and Transport Statement has been prepared in support of the proposed change of use from two existing Class E units to an 8-bedroom House in Multiple Occupation (HMO) (Sui Generis), together with alterations to the front elevation and change of roof form from hip to gable. The statement considers the proposal in relation to parking provision, highway safety, accessibility, and sustainable transport, having regard to SPD11 – Parking Standards in Bury and relevant Places for Everyone policies.

2. EXISTING SITE AND HIGHWAY CONTEXT

- 2.1 The application site is located on Haslam Street within an established urban residential area. The property has historically been in commercial use, generating on-street parking demand associated with staff and customers, often concentrated during peak trading hours. There is no existing off-street parking provision within the site, and the surrounding streets are typical of terraced residential areas where on-street parking is common.

3. PARKING STANDARDS AND JUSTIFICATION

- 3.1 It is acknowledged that, under SPD11 – Parking Standards in Bury, an 8-bed HMO in this location would ordinarily be expected to provide 0.5 parking spaces per unallocated bedroom, equating to 4 off-street parking spaces. The Council's objective of avoiding on-street parking in residential areas, particularly on footways and minor streets, is recognised.
- 3.2 Notwithstanding this policy baseline, the absence of dedicated on-site car parking can be justified for the following reasons:
- Property has historically been in commercial use, which generated on-street parking demand associated with staff and visitors. This demand was often concentrated at particular times of the day. The proposed HMO use is not expected to replicate this pattern, as residents typically travel at different times, resulting in more dispersed and lower peak parking demand.

- The site is highly accessible by public transport, with the nearest bus stops on Salford Street and Chesham Road served by frequent routes including 487, 433, 474 and 472 circular services linking Bury with surrounding residential areas. These services provide convenient access to Bury Interchange, offering frequent buses across Greater Manchester and direct Metrolink tram services into Manchester city centre. The accessibility of these public transport options ensures that future residents will have viable alternatives to private car use.
- Proposed development is intended to be occupied by individual residents rather than families, a demographic which typically exhibits lower levels of car ownership, particularly in accessible urban locations. It should also be noted that its highly likely occupants will be using online for services further reducing the need for car ownership.
- Bin storage and cycle storage are provided within the site, off the highway, reducing pressure on the public realm. The scheme provides 8 cycle parking spaces (one per bedroom), which are secure and covered, easily accessible to all residents
- A variety of local amenities, including convenience stores, supermarkets, cafes, and takeaways, are all within a short walking distance, alongside parks and greenspaces such as Clarence Park, offering opportunities for daily recreation and exercise.
- To further mitigate any potential impact on on-street parking the development will be promoted as car-free / low-car, discouraging car ownership by residents

3.3 Collectively, these factors demonstrate that residents can meet most daily needs without reliance on a private car, supporting sustainable travel patterns and justifying a lower on-site parking provision in accordance with SPD11 guidance.

4. SUSTAINABLE TRANSPORT AND ACCESSIBILITY

4.1 The site benefits from strong accessibility to public transport. Bus stops are located within short walking distances on Salford Street (120 yds 1 minute walk) and Chesham Road (0.2 miles 4 minutes walk), both of which are served by frequent bus services including routes 487 and 135.

4.2 Bee Network confirms the service times and frequencies of the 487 and 135 as follows:

Bus Service 487 operates from Salford Street (opposite Hadcar Lane) on weekdays with the first service departing at 06:59. Subsequent services run at 07:52 and 09:04, after which the service operates hourly at four minutes past the hour until 14:04. Evening services then resume hourly from 16:19 through to the final departure at 22:31. On Saturdays and Sundays, the service operates hourly at four minutes past the hour between 08:04 and 22:04. Services from Chesham Street (opposite Haslam Street) operate approximately three minutes later than those from Salford Street.

Bus Service 135 provides a high-frequency connection between Bury and Manchester, operating every 15 minutes throughout the day, from the start of service until 23:30, seven days a week.

5. WALKING AND CYCLING

- 5.1 A wide range of local amenities, including convenience stores, supermarkets, cafes, takeaways, gyms, healthcare facilities, and parks, are located within comfortable walking distance of the site. This supports sustainable travel patterns and reduces the need for car-based trips.
- 5.2 The proposal includes secure and covered cycle storage within the site, providing one cycle parking space per bedroom. This provision is easily accessible to residents and encourages cycling as a viable and sustainable mode of transport in accordance with local policy objectives.
- 5.3 Lists of available short distance amenities can be seen below:

Local Shops

- Chesham Convenience Store – 27 Chesham Rd, Bury BL9 6LY 260yds - 4 minutes walk
- Issa Shop – 25 Chesham Rd, Bury BL9 6LY 260yds - 4 minutes walk
- The Local Walmersley – 174 Walmersley Rd, Bury BL9 6LL 0.3 miles 7 minutes walk
- Hornby Convenience Store – 140 Hornby St, Bury BL9 5BB 0.5 miles 11 minutes walk
- Best In Bury – butcher and local food retail on Canon St, Bury BL9 6ED 0.2 miles 5 minutes walk
- Woodfields Retail Park – Retail park with a Tesco Supermarket Peel Way, Bury BL9 5BY - 19 minutes walk 0.9 miles

Laundrette

- Bubbles Laundrette - 320 yds 4 minutes walk

Gym

- Fitness 24 Albert Works, Brook St, Bury BL9 6AH - 0.5 miles 10 minutes walk

Local Park

- Clarence Park 290yds 5 Minutes walk
- Clarence park tennis courts 0.3 miles 6 minutes walk
- Hoyles Park - 0.7 miles 15 minutes walk

GP Practice

- 110 Walmersley Rd, Bury BL9 6DX 0.4 miles 8 minutes walk
- Back Huntley Mount Rd, Bury BL9 6JA 0.4 miles 10 minutes walk

Pharmacy

- 46 Walmersley Rd, Bury, BL9 6DP 0.4 miles 8 minutes walk
- Huntley Mount Rd, Bury, BL9 6JA 0.4 miles 10 minutes walk

6. CONCLUSION

- 6.1 The proposed development has been carefully considered in relation to highway and transport matters. While no on-site car parking is provided, this is justified by the site's previous commercial use, the expected low car ownership levels of future occupants, the high level of public transport accessibility, and the provision of secure cycle parking. Residents will be able to meet most daily needs without reliance on a private car, and the proposal will not result in unacceptable parking stress or harm to highway safety.
- 6.2 The development therefore represents a sustainable and policy-compliant form of residential development in accordance with SPD11 and the wider sustainable transport objectives of the development plan.