

Ref; 21/1242/303 – Highways note

Review of current access arrangements

Erection of two dwellings and associated access, parking and landscaping, provision of landscape buffer, and change of use and refurbishment of gate house within the curtilage of the former Ainsworth Nursing Home, Knowsley Road, Ainsworth, Bolton.

This statement has been produced to accompany a planning application for the construction of two detached dwellings within the curtilage of a previously developed site.

Section 1a- Existing site

The subject site is within the developed curtilage of the former Ainsworth Nursing Home, which operated as a 33 bed residential care home from 1986 and closed to residents in November 2018 (Rosalyn Roden, Bury Times 2019).

The property was original used as an isolation hospital for smallpox patients from 1906, used for tuberculosis patients between 1913 and 1921, and continuing as an isolation hospital between 1948-1978 with limited use in the later years, before finally ceasing to be used as an isolation hospital in 1982 (nationalarchives.gov.uk 2020)

There is a collection of single storey and two storey buildings spread across the site originally utilised as a main pavilion block with two wards, a central duty ward, an isolation ward, administration block, discharge building, laundry, disinfecting rooms, mortuary, etc. (manchestervictorianarchitects.org.uk 2020).

The property is located in Ainsworth, approximately 680metres to the north of the village centre and is accessed from the village centre by Knowsley Road, with the final section of access road (200metres) being a private drive with a tarmac surface.

Since the closure of the nursing home the site has been sold and subsequently split into a number of separate parcels, and sold on to different purchasers. We understand that the nursing home premises have a C2 use class (residential institution) and that the majority of new owners will be seeking a C3a use class (private dwelling houses).

The proposed access is included within the red edge shown to the submitted location plan. The red edge includes the private access road to the junction with Knowsley Road. This inclusion of the red edged access is consistent with other applications submitted recently for residential use at this site, as follows;

- 65626: Conversion to property to 1 no. residential building; increase to the roof height, two storey extension and associated parking and landscaping, change of use of land to residential garden (The Bungalow). Approved September 2020.
- 66836: Demolition of the building known as 'The Haven', and the erection of a replacement building for use as a private dwelling house, with associated garden curtilage and parking. Pending determination.

It is therefore considered reasonable that the subject application will be validated on the basis of the extent of the access/red edged area submitted, consistent with validation of other applications to this site.

Section 2 – Amount of development

The proposal is to construct two detached dwellings to land to the west of the site.

The proposals include for the retention of the Gate House within the southern plot (plot 1), as guest accommodation.

The existing private access from Knowsley Road is utilised with the proposed dwellings fronting on to this with a landscaped verge, driveways and parking areas.

The driveways and parking areas are to be surfaced with permeable bound gravel as part of a Sustainable Urban Drainage System (SUDs). Where the driveways and parking are within the Root Protection Areas of the retained trees, a cellular confinement system with aggregate fill and permeable resin bound gravel wearing course will be used.

Secure cycle storage is provided to each dwelling to promote sustainable forms of transport. An Electric Vehicle Charging Point (EVCH) is also provided.

Section 3 – Access

There is a private access that extends from the end of Knowsley Road upto the subject site (200 metres length of access) and has a tarmac surface that is well maintained. This access is generally 4.5metres wide including the verge. There is a passing bay at mid length where the road width increases to 6.0metres with the verge.

In consideration of an application for residential change of use and extensions to form a single dwelling at this site (65626 – The Bungalow) **the LPA assessed that in terms of traffic generation, the proposed development would be of such a relatively small scale, that it is considered there would not be significant traffic levels to the site.** Taking a wider view, and should the other plots come forward for re-development, given the scale of the site and numbers of potential plots available for development, **it is considered that there would not be significant levels of traffic generation created, particularly when compared to the traffic which could be generated by a nursing home from employees, visitors and medical/support.**

The Highways consultation response to the same application (65626) was that **for a development of a single plot, the standard of the access is considered to be acceptable for the amount of traffic which would be generated, and that given the number of plots which could come forward in the future, which is likely to be no more than 6 or 7, the existing access would be of a standard to suitably serve the whole of the site.**

Two dwellings are proposed that will represent a minimal increase in traffic. The access has a straight alignment allowing good visibility from one end to the other. This access has been utilised over a long period to serve the original use as an

isolation hospital and subsequently for a **33 bedroom care home use**. Both of these uses would have generated commercial vehicles for servicing and deliveries along with cars for staff and visitors. The former use resulted in a more intensive use of the subject access than is now likely with the change to private residential use for 8 dwellings (likely to be six existing dwellings plus the two proposed).

The LPA have previously assessed that the existing access is suitable to serve the residential use of this site. The addition of two dwellings will not result in a significant increase in traffic generation to this site and will not dramatically alter the number of dwellings that the LPA had assessed could be served by the existing access (the LPA's assessment 6-7 dwellings, our proposal takes the number of dwellings to 8).

Access to the property is made by a private road from Knowsley Road. In accordance with Bury MBC's parking standards three parking bays are provided to each dwelling. The drives and parking areas are constructed with permeable resin bound gravel and providing sustainable drainage.

It is assessed that the proposed refuse and service arrangements are acceptable in accordance with Bury Council's 'Guide to refuse collection requirements and storage methods for new developments'.

Level access and approach will be provided to the dwellings to enable the dwellings to be accessible and to comply with Part M 'Access to and use of buildings' of the building regulations.

Section 4 – Access for GMFRS

As there is a single point of vehicular access to the nursing home site Greater Manchester Fire & Rescue Service have advised that either a secondary means of access should be provided, or the dwellings should have sprinkler systems installed.

Both properties will have sprinkler systems installed (designed to BS9251) and will meet the requirements of Approved Document B of the building regulations, for provision of access for the Fire Service, as follows;

- Vehicular access for a fire appliance within 45m of all points within the dwellings.
- The access road is capable of carrying vehicles of at least 12.5 tonnes.
- The minimum width of the access road is 4.5m including the verge.
- There are two turning heads within the site suitable as turning points for fire appliances.
- A suitable fire hydrant is provided within 165m of the dwellings (existing hydrant located by The Wash House).

Section 5– Summary

Based on the current access arrangements it is considered that a safe and adequate access is available to serve the two dwellings proposed. This is consistent with the determination of other applications for small scale residential use at this site.

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