

Transport Statement

INTRODUCTION

In support of the Prior Approval Application submitted, this statement has been prepared for Bury Council to convert the existing first, second and third floors which are currently retail space (Class E) into residential use (C3) 42 self-contained flats in total. (details in the proposal section)

The ground floor will remain in use as the current warehouse.

The site is located on Albion Street, Bury, BL8 2AD. The site is well connected to public transport services with existing bus services such as Bury Bridge bus stop 145 meters/2-minute walk from the site along the A58 Bolton Street (nos. 98,471,512,898) from Bury to Rochdale.

Additionally, there is diverse range of amenities that offers many benefits to the public on Bolton Street such as a hair salon, and take-away.

The application site is approximately 1.12 km from the Bury market/ shopping centre/The Rock.

PLANNING HISTORY

Planning was granted on 8th May 2024 planning reference: 70306, for Alteration to fenestration; Replace existing windows; Replace existing roof with hidden valley gutter removed.

PROPOSAL

The proposal suggests converting the pre-existing first, second and third floors of the above 4-storey building which contains retail accommodation, into 42 flats in total, as described below.

Level 1 - Apartment Sizes			
Level	Apartment Name	Area	Comments
LEVEL 1	1A	58.7 m ²	1 Bed, 2 Person
LEVEL 1	1B	54.4 m ²	1 Bed, 2 Person
LEVEL 1	1C	50.8 m ²	1 Bed, 2 Person
LEVEL 1	1D	73.0 m ²	2 Bed, 4 Person
LEVEL 1	1E	55.4 m ²	1 Bed, 2 Person
LEVEL 1	1F	53.8 m ²	1 Bed, 2 Person
LEVEL 1	1G	39.9 m ²	1 Bed, 1 Person
LEVEL 1	1H	50.2 m ²	1 Bed, 2 Person
LEVEL 1	1J	51.0 m ²	1 Bed, 2 Person
LEVEL 1	1K	51.4 m ²	1 Bed, 2 Person
LEVEL 1	1L	50.5 m ²	1 Bed, 2 Person
LEVEL 1	1M	51.0 m ²	1 Bed, 2 Person
LEVEL 1	1N	79.6 m ²	2 Bed, 4 Person
LEVEL 1	1P	74.0 m ²	2 Bed, 4 Person

Grand total: 14

Level 2 - Apartment Sizes			
Level	Apartment Name	Area	Comments
LEVEL 2	2A	59.3 m ²	1 Bed, 2 Person
LEVEL 2	2B	54.3 m ²	1 Bed, 2 Person
LEVEL 2	2C	50.8 m ²	1 Bed, 2 Person
LEVEL 2	2D	75.2 m ²	2 Bed, 4 Person
LEVEL 2	2E	57.1 m ²	1 Bed, 2 Person
LEVEL 2	2F	54.2 m ²	1 Bed, 2 Person
LEVEL 2	2G	42.1 m ²	1 Bed, 1 Person
LEVEL 2	2H	53.6 m ²	1 Bed, 2 Person
LEVEL 2	2J	54.6 m ²	1 Bed, 2 Person
LEVEL 2	2K	51.4 m ²	1 Bed, 2 Person
LEVEL 2	2L	50.5 m ²	1 Bed, 2 Person
LEVEL 2	2M	51.0 m ²	1 Bed, 2 Person
LEVEL 2	2N	79.4 m ²	2 Bed, 4 Person
LEVEL 2	2P	77.9 m ²	2 Bed, 4 Person

Grand total: 14

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LEVEL 2	2E	57.1 m ²	1 Bed, 2 Person
LEVEL 2	2F	54.2 m ²	1 Bed, 2 Person
LEVEL 2	2G	42.1 m ²	1 Bed, 1 Person
LEVEL 2	2H	53.6 m ²	1 Bed, 2 Person
LEVEL 2	2J	54.6 m ²	1 Bed, 2 Person
LEVEL 2	2K	51.4 m ²	1 Bed, 2 Person
LEVEL 2	2L	50.5 m ²	1 Bed, 2 Person
LEVEL 2	2M	51.0 m ²	1 Bed, 2 Person
LEVEL 2	2N	79.4 m ²	2 Bed, 4 Person
LEVEL 2	2P	77.9 m ²	2 Bed, 4 Person

Grand total: 14

The external building footprint will remain unchanged, with no plans for expansion or extension of the existing structure. Essentially, the proposals entail refurbishing the current retail building to accommodate residential use.

The current proposals propose 19 car parking spaces including 3 disabled spaces and 2 electric spaces.

Secure and covered storage with spaces for 40 cycles are also proposed.

CONCLUSION

Located with easy access to local amenities, the apartments are set in a highly sustainable location.

Due to the location of the apartments, it is thought that the residents will not necessarily require or need the use of their own cars as public transport is reliable, well-sourced and accessible.

The change of use from commercial to residential is proposing a car park to facilitate 19 parking spaces and a bike store to facilitate 40 bikes.

In light of the above, it is considered that the site has good accessibility by all sustainable modes which have the potential to significantly reduce travel by car to and from the site.

The development is fully compliant with the relevant policies and of the relevant adopted documents. It is a sustainable and appropriate location for the conversion of retail space into residential flats. In accordance with the presumption of sustainable development planning permission should therefore be granted.