

Traffic and Travel Statement

INTRODUCTION

In support of the Prior Approval Application submitted, this statement has been prepared for Bury Council to convert the above site. As this property was initially Retail (Class E), the space will be converted for residential purposes (C3).

Radcliffe town centre, where the site is located within, is surrounded by a wide selection of service and retail providers. Within the town centre, there are numerous residential properties.

Radcliffe town centre has a diverse range of amenities and offers many benefits to its public, including excellent public transport links to larger town centres. The site itself stands within the Radcliffe area.

PROPOSAL

It is proposed to convert the ancillary elements to the shop into 3 No. Apartments whilst retaining the existing shop front from the already existing retail space. There are at present a number of parking spaces being offered on site and therefore, no additional parking facilities will be offered. So, encouraging residence to use more sustainable modes of transport and indeed not the owners own cars.

External bike store is proposed as shown on Site Plan. Providing 3 bike spaces, 1 bike per apartment.

CONCLUSION

- Located with easy access to local amenities, these apartments are set in a highly sustainable location.
- Due to the location of these apartments, it is thought that many of the residents will not require or need the use of their own cars as public transport is both reliable, well sourced and accessible.
- The change of use from retail to residential apartments will not require additional parking.
- It is suggested that it would be likely that cars associated with the new residential apartments, would be utilized by their owners, during 'out of work' hours and therefore, having less significant impact on the roads in the vicinity during working hours. Thus, having a constructively positive effect on the local roads will reduce the traffic in the surrounding area in general.