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Planning, Development & Heritage Consultants

21 Living Ltd

137 The Rock, Bury

Planning Statement

17 April 2023

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Job Number: 22.1840

Project: 137 The Rock, Bury

Client: 21 Living Ltd

File Name: Planning Statement

Document Preparation/Checking Record:

	Name and Qualifications	Position	Date
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Document Revision Record:

Issue No.	Date	Details of Revisions

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1. Introduction

Overview

- 1.1 This Planning Statement has been prepared by Paul Butler Associates on behalf of the applicant 21 Living Limited. The statement is submitted in support of a full planning application at the address 137 The Rock, Bury (hereafter referred to 'the site' or 'the application site'). The application seeks full permission for the partial demolition, conversion and extension of the existing building to provide 10 no. supported living units. A further 3 no. supported living units are proposed in a new detached building to the rear of the property.
- 1.2 The units will provide accommodation for adults with a mental health or learning disability diagnosis stepping down from a 24-hour supported living service, to promote a more independent life within the community with some floating / on site support. The units would be provided by Northern Healthcare and conversations have commenced with Bury Council commissioners to discuss the potential for this site (please see supporting letter at appendix one).
- 1.3 This planning statement will provide an overview of the development proposals, summarise the technical and environmental issues relevant to the site and assess the proposals against national and local planning policy.

Documents submitted with the Planning Application

- 1.4 The planning application is accompanied by drawings prepared by Ollier Smurthwaite Architects and the following documents in line with Bury Council's adopted validation checklist and the advice received at pre-application stage.

Supporting Documents

- Completed Application Forms and Ownership Certificates (prepared by Paul Butler Associates).
- Planning Statement (prepared by Paul Butler Associates)
- Design and Access Statement (prepared by Ollier Smurthwaite Architects)
- Drainage Strategy Report (prepared by Brennan Consult)
- Preliminary Roost Assessment (prepared by Urban Green)
- Biodiversity Net Gain Assessment (prepared by Urban Green)
- Preliminary Risk Assessment (prepared by Groundtech Consulting)

Structure of this Statement

1.5 The remainder of this statement is structured as follows:

- Section 2 provides an overview of the development site and the proposals which are the subject of this application.
- Section 3 sets out the key local and national planning policies of relevance to the scheme.
- Section 4 provides an assessment of the scheme against the development plan and other material considerations.
- Section 5 provides a summary of the overall case for granting planning permission.

2. The Application Site and Proposed Development

The Application Site

- 2.1 The existing building is located on 'The Rock', Bury at the end of a terraced row of commercial properties. The property was historically a Public House and was most recently used as a retail unit at ground floor. The first floor had permission for a beauty salon use however it does not appear this use was ever implemented.
- 2.2 The adjacent use is vacant at ground floor with an array of commercial uses evident in the properties to the east up to John Street, these include a fish and chip restaurant / takeaway, a veterinary clinic and office space. Opposite the site is a modern apartment development (build to rent), built in the last 10 years as part of the town centre regeneration.
- 2.3 The existing accommodation on site is set over three floors and a basement. At ground floor there is a covered walkway which provides access via a gate to the rear yard of the premises.
- 2.4 Photos of the existing site are included below.



Fig 2.1: Front elevation of 137 The Rock, Bury



Fig 2.2: View of The Rock looking west to east.



Fig 2.3: View of the Rock, looking east to west.



Fig 2.4: Rear elevation / yard of 137 The Rock, Bury

Planning History

2.5 The planning history associated with the site is shown in the table below.

Planning Ref	Description of Development	Decision I Date
45462	137-141 The Rock, Bury. Demolition of existing public house and shop unit and redevelopment of site to provide ground floor retail units with 3 floors of office space above.	Approved 13.02.2006
46855	Change of use from Public House to shop class A1 at Ground Floor with Beauty Salon at First Floor and external alterations.	Approved 18.10.2006
51135	Illuminated Wall Mounted Sign to side elevation.	Approved 28.04.2009

Table 2.1: Planning History

The Proposed Development

2.6 The proposals seek to provide new self-contained supported living accommodation for people with a mental health or learning disability diagnosis in the Bury Council area (persons

have also been identified living out of the borough who could move back to the area). The proposals consist of the partial demolition of the property to remove the majority of the historic ground floor additions. A small extension is proposed at second floor, whilst additional height is proposed to the building to create a fourth floor of accommodation.

- 2.7 A regular floor plate will be created between levels and all units will have 1 bedroom of accommodation. The apartment sizes meet the thresholds set out in the Nationally Described Space Standards. A bin store and post box area are also proposed at ground floor, in the basement level a plant room and bike store are proposed.
- 2.8 The new building to the rear will allow the accommodation to be centred on a small landscaped communal courtyard and will make positive use of the rear of the site which is currently surrounded to the north and west by the adjacent superstore.
- 2.9 The proposed material palette for the proposed extension and the new rear building will complement those used on the existing building with red / brown facing brick and grey roof tiles proposed. New timber windows and doors are proposed throughout the scheme.

Pre-Application Consultation

- 2.10 A pre-application enquiry was submitted to Bury Council on the 23 January 2023. A MS Teams meeting was attended by the Project Team and planning officer on the 28 February 2023 and a written email response was provided by the planning officer on the 14 March 2023. The pre-application process confirmed that the principle of development was acceptable for the site and that the new building works had the potential to be looked upon favourably. Comments were also provided in respect of the supporting reports required for validation and the potential scope of planning contributions. The pre-application consultation was of value to the Project Team and the comments have been fully considered in the preparation of the application.

3. Planning Policy Context

Introduction

- 3.1 This section of the statement sets out the local and national planning policy context of relevance to the determination of this planning application. An appraisal of how the proposal relates to the key planning considerations relevant to the Site is set out in section 4 of this statement.

The Development Plan

- 3.2 Section 38(6) of the Town and Country Planning Act 2004 states that applications for development should be determined in accordance with the Development Plan unless material considerations indicate otherwise. In the case of Bury Council, the adopted Development Plan consists of the Saved Unitary Development Plan (UDP) policies and any adopted Supplementary Planning Documents. Due consideration in the determination of the application will also need to be afforded to national policies in the National Planning Policy Framework (NPPF) which represents a significant material consideration.

Bury Council Saved Unitary Development Plan (1997)

- 3.3 The policies of the UDP which are considered relevant to the scheme are outlined in the following section.
- 3.4 UDP Policy S1/1: Main Shopping Area of Bury Town Centre: The policy states that the Council will protect, maintain and enhance the role of Bury Town Centre as a sub-regional shopping centre and promote the centre as a focal point for further development. In particular, the Council will support the expansion of the centre through the development of additional comparison shopping floorspace, complementary non-food retail warehousing and speciality shopping.

- 3.5 UDP Policy S2/3: Secondary Shopping Areas: The proposals map identifies the site as falling within the secondary shopping area, the second part of the policy applies to shopping frontages as listed in appendix 3 - this part of the policy is not applicable to the site.
- 3.6 The policy states that within secondary shopping areas identified in the Borough's town centres, and in the main shopping areas of district centres, 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 proposals will give rise to disturbance or nuisance;
- 3.7 UDP Policy TC2 – Town Centre Enhancement and Development: The policy 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.
- 3.8 UDP Policy TC2/1 - Upper Floors: Within the town centres the Council will support proposals which bring underused and vacant space on upper floors of premises into beneficial use.
- 3.9 UDP Policy TC3 – Bury Town Centre: The policy explains that the Council will be particularly concerned to bring forward, promote and support proposals to expand and enhance Bury Town Centre, in order to maintain its role as an important centre of sub-regional significance.

3.10 UDP Policy H1/2 Further Housing Development: Where sites come forward that are not identified on the proposals maps, the Council will have regard to the following factors:

- Directing development towards the urban area;
- The availability of infrastructure;
- The need to avoid the release of peripheral open land, unless this can be shown to be consistent with urban regeneration;
- The suitability of the site in land use terms with regard to amenity, the nature of the local environment and surrounding land uses;

3.11 UDP Policy H2/1 The Form of New Residential Development: The policy sets out that all new residential development will be expected to make a positive contribution to the form and quality of the surrounding area. Factors to be considered include: the height and type of adjacent buildings; the impact on residential amenity / position of neighbouring properties; the density and character of the surrounding area; the materials to be used in the development.

3.12 UDP Policy H2/2 - The Layout of New Residential Development: The policy sets out that new residential development will be required to demonstrate acceptable standards of layout. Factors to be considered when assessing proposals will include:

- car parking provision;
- access for both vehicles and pedestrians, and provision for public transport;
- the possible need for traffic calming measures;
- density;
- space about and between dwellings;
- landscaping and screening;
- protection/provision of trees and hedgerows;
- open space/children's play areas;
- design for safety and security;
- access/facilities for the disabled;

- the existence of any public rights of way.

- 3.13 The policy is supported by the Extensions and Alterations to Residential Properties SPD and the Design and Layout of New Development SPD.
- 3.14 UDP Policy H2/4 Conversions: Residential conversion schemes will need to have regard to factors such as: the effect of the amenity of neighbouring properties; the character of the area; amenity of occupants the effect on the streetscene; and car parking and servicing requirements.
- 3.15 UDP Policy H4/2 Special Needs Housing: The policy explains that such sites will need to be conveniently located for local shops, transport links, community services and health facilities. Developments should also provide the necessary car parking and amenity space to serve the scheme and should be of a high standard in terms of design, layout and landscaping.
- 3.16 UDP Policy EN1 Built Environment: The policy states that the Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment.
- 3.17 UDP Policy EN1/2 Townscape and Built Design: The policy recognises that favourable consideration will be given to development proposals such as this, which will not have an unacceptable adverse effect on the particular character and townscape of the Borough's town centre.
- 3.18 UDP Policy EN6 Conservation of the Natural Environment: The policy explains that the Council will retain, protect and enhance the natural environment of the borough.
- 3.19 UDP Policy EN6/3 Features of Ecological Value: The policy sets out that the effect of land use changes on existing features of ecological or wildlife value will be taken into account when assessing development proposals.

- 3.20 UDP Policy HT2/4 Car Parking and New Development: The policy discusses car parking provision and requires applications to make provision for their car parking and servicing requirement in accordance with the Council's standards. Appendix 4 of the UDP and the Parking Standards SPD would require a maximum of 1 space per dwelling for a standard residential development. The policy does indicate that a lower level of provision may be accepted in some circumstances and that justification should be provided with a planning application.
- 3.21 UDP Policy HT4 New Development: In considering the location of new or intensified development, the Council will specifically encourage proposals that: support the principles of sustainable development; assist the implementation of a balanced transportation strategy; minimise the environmental impact of traffic.
- 3.22 HT6 Pedestrians and Cyclists: the policy seeks to provide new and improved facilities for pedestrians and cyclists as part of development proposals.
- 3.23 UDP Policy RT2/2 Recreation Provision in New Housing Development: The adopted policy and the associated Open Space and Recreation SPD 1, sets out that where 10 dwellings are proposed with more than 1000sqm of floorspace, then a contribution would be required towards open space provision. If 11 or more dwellings are proposed then a contribution is required regardless of floorspace. Paragraph 4.12 of the SPD explains that Sheltered housing schemes (Category C3) are unlikely to generate demand for a play area or young people's area, and therefore the play provision element of the standard charge can be waived for these schemes. The charge per unit for supported living this would be £1545.24, any under provision would need to be justified.

National Planning Policy Framework

- 3.24 The National Planning Policy Framework (NPPF) was last updated in July 2021 and sets out the government's objectives for achieving sustainable development. At the heart of the

NPPF is a presumption in favour of sustainable development which ensures that sustainable development is pursued in a positive way.

3.25 Development proposals that accord with an up-to-date Development Plan should be approved without delay. Where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, permission should be granted unless:

- The application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the proposed development; or
- Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

3.26 Paragraph 8 confirms that there are three dimensions to sustainable development; economic, social and environmental. To achieve sustainable development, economic, social and environmental gains should be pursued in mutually supportive ways through the planning system.

Delivering Sustainable Development

3.27 The NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. Planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area. These sustainable objectives should be delivered through the preparation and implementation of plans and the application of the policies in the framework. The NPPF is split into 17 chapters, the chapters of relevance to this development are discussed below.

3.28 Delivering a sufficient supply of homes (Chapter 5) - paragraph 60 explains that in order to support the government's commitment to significantly boosting the supply of homes, it is

important that a sufficient amount and variety of land comes forward for development where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

- 3.29 Local Planning Authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirement set out in adopted strategic policies or against their local housing need where strategic policies are more than five years old. The five year supply should include an appropriate buffer. Where the local authority chooses to demonstrate a five year supply of deliverable sites through an annual position statement or recently adopted plan the buffer should be 10% to account for any fluctuations in the market during that year. In the event that there has been significant under delivery when measured against the Housing Delivery Test (November 2018 onwards) then a 20% buffer should be applied.
- 3.30 The NPPF is clear at paragraph 11 that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up to date if the local planning authority cannot demonstrate a five year supply of deliverable housing sites or the Housing Delivery Test indicates that the delivery of housing was substantially below the housing requirement over the previous three years.
- 3.31 Paragraph 56 confirms in respect of affordable housing that where major development involving the provision of housing is proposed planning policies and decisions should expect at least 10% of the total number of homes to be available for affordable home ownership. Exemptions to this 10% requirement should be made where the site or development provides specialist accommodation for a group of people with specific needs (para 65, c).
- 3.32 Promoting healthy communities (Chapter 8) - the planning system can play an important role in facilitating social interaction and creating healthy, inclusive and safe communities. Planning decisions should aim to achieve places which promote, amongst other things, safe

and accessible developments, where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion.

- 3.33 Promoting sustainable transport (Chapter 9) - to protect and exploit opportunities for the use of sustainable transport modes, development should be located and designed to give priority to pedestrian and cycle movements and have access to high quality public transport facilities; address the needs of people with disabilities by all modes of transport; create safe and secure places minimising conflicts between traffic and pedestrians; allow for the efficient delivery of goods and access by service and emergency vehicles; and be designed to enable the charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations.
- 3.34 Making effective use of land (Chapter 11) - the NPPF recognises the need for the planning system to promote an effective use of land in meeting the need for homes and other uses.
- 3.35 Paragraph 120 (d) explains that planning 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.
- 3.36 The chapter goes on to discuss how appropriate densities can be achieved. Paragraph 124 sets out that the planning system should support development that makes efficient use of land, taking into account the following:
- a) The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
 - b) Local market conditions and viability;
 - c) The availability and capacity of infrastructure and services - both existing and proposed - as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;

d) The desirability of maintaining an area's prevailing character and setting or of promoting regeneration and change; and

e) The importance of securing well-designed, attractive and healthy places.

3.37 Achieving well-designed places (Chapter 12) - this chapter sets out at paragraph 130 that planning policies and decisions should aim to ensure that developments:

A) 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;

B) Are visually attractive as a result of good architecture and appropriate landscaping;

C) Are sympathetic to local character and history including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation.

D) Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;

E) Optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks; and

F) Create places that are safe, inclusive and accessible and which promote health and well-being.

3.38 Conserving and enhancing the natural environment (Chapter 15) - the planning system should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, recognising the wider benefits of ecosystem services and minimising impacts of biodiversity and providing net gains in biodiversity where possible.

Planning Practice Guidance

- 3.39 The Planning Practice Guidance (PPG) was published in March 2014 and collates guidance previously published in a number of separate documents. The guidance in the PPG has been taken into consideration in formulating development proposals for the Application Site.

4. Planning Appraisal

Introduction

- 4.1 It is a requirement of section 38(6) of the Town and Country Planning Act 2004 that where a development plan contains policies relevant to an application, the decision must be made in accordance with the development plan, unless material considerations indicate otherwise.
- 4.2 The statutory development plan therefore relating to the application site consists of the Bury Council Saved Unitary Development Plan. Material considerations relating to the application site include the National Planning Policy Framework and Supplementary Planning Documents prepared by Bury Council.

The Principle of Development

- 4.3 The application site is located in the town centre of Bury and resides in a 'Secondary Shopping Area'. The town centre has undergone significant regeneration in the last 10 years with a number of established national retailers now operating from The Rock Shopping Park which is immediately south of the site.
- 4.4 Chapter 7 of the NPPF states that planning 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. Paragraph 86 of the NPPF sets out a range of policy measures intended to protect and enhance the vitality of town centres. Part F of Paragraph 86 states that planning policies should recognise that residential development often plays an important role in ensuring the vitality of centres and encourages residential development on appropriate sites.

- 4.5 UDP policy TC2 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. The site is very much on the fringe of the town centre which is now dominated by the established national retailers in the shopping centre.
- 4.6 Unfortunately, there has been little demand for use of this unit for retail with the property having laid vacant for a number of years (further information regarding the period of vacancy and marketing can be provided if required). Whilst there is little demand for retail on this site, the town centre appears to be in a healthy condition and as per paragraph 86 (F), the provision of residential / care accommodation on this site would not affect the vitality and viability of the centre. The development would increase the residential population in the town centre which would only serve to sustain and enhance the existing cultural, leisure and retail services which exist in close proximity to the site. Other town centres in the Greater Manchester area are also now recognising the positive impact that an increased residential population in and around a town centre can have on their future. We therefore find the development to be in accordance with UDP Policy TC2.
- 4.7 As the site is located in the Secondary Shopping Area, UDP Policy S2/3: Secondary Shopping Areas is relevant. The policy seeks to maintain retail as the predominant land use at ground floor level. Proposals for change of use will be treated on their own merits having regard to the requirements of a-d of the policy as follows (E-g no relevant as not within a 'frontage'):
- 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 proposals will give rise to disturbance or nuisance;

4.8 Being located in the secondary shopping area there is a much more flexible approach to non retail uses at ground floor and this has become evident with the mix of uses at ground floor in this row of premises. Given the high level of retail activity in proximity to the site, it is not considered that the change of use here would be of detriment and as noted above, there is an evident lack of demand for the site as retail, given the period of vacancy. The supporting letter from Northern Healthcare indicates that there is a strong demand for appropriate sites for supported living units in the town centre of Bury.

4.9 The proposals have attempted to respond to the criteria of S2/3 (A-D) above as far as is possible. The design and appearance of the frontage still maintains an active frontage with ground floor windows providing natural surveillance to the streetscene. The provision of a display window is not possible given the use proposed. The proportions and design of the windows are not dissimilar to the existing ground floor windows except that the lower half is blocked up to provide privacy for occupants. In respect of access for the mobility impaired, the development will be designed to ensure that it meets the relevant building regulations standards in this respect. It is not considered that the proposals will give rise to disturbance or nuisance, especially so when large scale residential development already exists opposite the site to the south.

4.10 Policy H1/2 emphasises the need to direct development to the urban area, where there is the availability of infrastructure, avoiding the need to release peripheral open land and where the site is suitable in land use terms with regard to amenity, the nature of the local environment and surrounding land uses. The development proposals are considered to align with this policy objective.

Summary in respect of Principle of Development

- 4.11 The site lies within the Secondary Shopping Area of Bury Town Centre, however this section of the Rock possesses limited shopping potential, particularly given the new Shopping Centre to the immediate south.
- 4.12 Bringing residential development into the town centre, in appropriate locations should be welcomed and is in line with policy within the NPPF. As the building has been vacant for a number of years and is becoming run down within the streetscape, the proposed residential (supported living) use involving the refurbishment and extension of the building is considered to be acceptable in this location and in our view is in compliance with NPPF and UDP policy.

Design and Character

- 4.13 The proposals include an extension at roof level to the existing property, altering the roof design from a pitched roof to a flat roof. The changes will have the effect of 'bookending' this row of properties and will correspond with the height that is evident at St John's House on the corner of The Rock and John Street. Furthermore, the scale of the residential development recently built opposite the site is considerable in comparison to this building and therefore the building is capable of accommodating an increase in height with no adverse harm to the streetscene arising. It is also noted that application 45462 was approved in 2006 and allowed for a greater height increase in a less sensitive manner.
- 4.14 The proposed design will re-furbish the building in a sensitive manner. The proposals will remove the incongruous balconies and drastically improve the general appearance of the building which is currently having a negative impact on the town centre environment.
- 4.15 In terms of the separation between habitable room windows, this is considered to be adequate in light of the town centre environment and similar distances evident in recent nearby town centre development. The development is considered to make an efficient use

of brownfield land within a sustainable location and therefore the distances proposed are considered acceptable in this context.

- 4.16 The layout of the rear building has also been carefully considered to primarily allow outlook onto the shared courtyard / space, this will thereby encourage occupants to make use of this space, facilitating social interaction between residents which will be of significant benefit.
- 4.17 The units in the rear building will also have access to a small private area to the rear of each property, this is primarily intended to aid ventilation and building maintenance, however it also serves as an extra ancillary area for each resident.

Highways, Parking and the Town Centre Location

- 4.18 The site, within the town centre, is highly sustainable with available public transport and public car parks nearby. In light of this sustainable location it is considered that a car free development is acceptable. Given the profile of the end use for supported living it is considered likely that there will be a low demand for occupants to have access to a car. In any event due to the restrictions on parking in the surrounding streets it is considered that this matter will govern itself as there is no potential for overspill parking to occur in the locality. Servicing to the property would be from The Rock, as is the case with the previous use of the site and surrounding commercial and residential properties.
- 4.19 In light of the above analysis, the proposal is considered to be acceptable and complies with UDP Policy H2/4 Car Parking and New Development.

Other Key Planning and Environmental Issues

Ground Conditions

- 4.20 A Phase 1 Preliminary Risk Assessment has been prepared by Groundtech Consulting and is submitted in support of the application. This sets out a series of recommendations for further intrusive surveys which can be secured via a standard planning condition.

Ecology

- 4.21 A Preliminary Roost Assessment has been prepared by Urban Green and supports the application. The existing building is identified as having low bat roost potential and therefore a minimum of one dusk / dawn survey is required within the appropriate survey season, this will be completed and provided in support of the application in advance of the determination date.

Design and Crime

- 4.22 A Crime Impact Statement has been commissioned to support the application. Compliance details and recommendations are noted within the report which should be referred to for further detail.

Planning Contributions

- 4.23 Paragraph 65 of the NPPF does not require affordable housing where a development will provide specialist accommodation for a group of people with specific needs, therefore such considerations are not relevant to this application.
- 4.24 UDP Policy RT2/2 Recreation Provision in New Housing Development and the associated Open Space and Recreation SPD 1 require a contribution towards open space provision. For

a scheme of this nature comprising 13 apartments, then it is anticipated that a contribution of £20,000 is applicable. The applicant is agreeable to this level of planning contribution.

5. Summary and Conclusions

5.1 This Planning Statement has been prepared by Paul Butler Associates on behalf of 21 Living Ltd in support of a full planning application for the partial demolition, conversion and extension of the existing building to provide 10 no. supported living units. A further 3 no. supported living units are proposed in a new detached building to the rear of the property.

5.2 The analysis in this planning statement demonstrates that the redevelopment of the site can be considered acceptable in planning terms and furthermore the development proposals will be associated with a range of planning benefits which weigh positively in favour of the scheme, including:

- The provision of supported living accommodation for people with a mental health or learning disability diagnosis. Further benefits in this respect are set out in the letter from Northern Healthcare.
- The redevelopment of a town centre site with a high quality designed scheme that is in keeping with its surroundings.
- The provision of new residential development on previously developed land that will make a contribution to housing land supply.
- The provision of an increased residential population to the town centre which will support the local economy and health of the town centre.
- The development of a scheme that will not have an adverse impact on the amenity of residents in terms of noise and disturbance.

- The location of new residential development in close proximity to nearby public transport links thereby reducing demand on the private car and reducing carbon emissions.

5.3 The application development is considered to be in full compliance with the adopted policies of the Bury Council Saved UDP.

5.4 The Application Site is also considered to be in a sustainable and accessible location in close proximity to local services and facilities and public transport links. The site makes positive use of sustainable brownfield land and will support the continued vitality and viability of Bury Town Centre.

5.5 As evidenced in this statement, the Site has been shown to be a suitable and sustainable location for residential development with no known adverse impact arising from the development that would significantly and demonstrably outweigh its benefits. Indeed it is our view that no material planning considerations exist that would justify a refusal of planning permission. Consequently, the proposals are considered to constitute sustainable development as defined by the guidance in paragraph 8 of the NPPF and the presumption in favour of sustainable development should apply in the determination of the application.

Appendix 1: Letter from Northern Healthcare

137 The Rock, Bury

There is high demand for housing in Bury, as it is an attractive place to live, combined with lower land prices to elsewhere in Greater Manchester. However, the provision of housing options has sometimes existed separately to commissioning and design of services; in the future Bury Council want to ensure that these are joined up so that the needs of people are met in the best way.

Bury Council are committed to working collaboratively with our housing partners and Bury residents so we can design and deliver options for homes which meet people's needs. Their housing solutions will:

- Promote wellbeing and social inclusion
- Support improved quality of life in terms of financial wellbeing, reduced social isolation, continuation of community life, and potential for continued role for carers and families
- Enable people to maintain their independence in their own homes
- Provide care and support which is flexible and accessible (either onsite or nearby)
- Offer an alternative to residential care and improve and replace outdated sheltered housing
- Supply affordable solutions so that the chosen options can be "a home for life"
- Deliver high-quality, fit-for-purpose dwellings with low-running costs in local communities
- Provide a choice of housing options

What does good housing look like for Bury?

- Housing is accessible, suitably located, appropriate and suitable to meet the needs residents, including health, care and support needs. There will be procedures and measures in place to minimise risk and provide the best possible support to people in supported living settings in the context of the Covid-19 pandemic and any future pandemic.
- Accommodation should be assessed by OCO commissioners, referring bodies, social care officers and by providers, for suitability in meeting the needs of the specific vulnerable residents being accommodated.
- All staff are suitably qualified or trained appropriately for the role they are in and encouraged to acquire appropriate and relevant qualifications by housing providers.
- Encourage co-production approaches and involvement of community residents in developing and improving provision.



Current data shows in Bury there is not enough provision to meet the future demands for supported living, with the 'own front door' model in mind and especially for adults with mental health needs. This may present opportunities for the market to explore whether they are able to fill these gaps.

Northern Healthcare have met with Bury Commissioners to discuss the potential development of 137 The Rock, Bury.

Based on conversations with the local health & social care teams this development could be used for people stepping down from a 24 hour supported living service to promote a more independent life within the community with some floating/onsite support.

The scheme could be developed into 13 self contained flats with some communal outdoor space and a staff office. Please see attached floor plans.

 A750_P_11 -
Proposed Plans.pdf

 A750_P_120 -
Proposed Elevations

1. Type of living accommodation

- Living area, kitchen, one bedroom and bathroom
- No allocated parking but lots of car parks nearby and good access to public transport
- Building over 4 floors (no lift)
 - 5 ground floor rooms but 3 are duplex
 - 3 first floor rooms
 - 3 second floor rooms
 - 2 third floor rooms
- Outside space – small shared courtyard, plus the 3 duplex apartments have small gardens
- Medication storage within the apartments

2. Information regarding the end care user / Profile of residents

- People with a mental health or learning disability diagnosis stepping down from 24 hour supported living
- Staff support – daytime or just floating will be defined once referrals have been made by community teams.
- There have been several people identified to be able to move into this accommodation from services within Bury.
- They have identified people living out of borough who could move back to the area.

Appendix 2: Construction and Environmental Management Strategy

Construction Management Strategy

This section provides initial details in respect of how the construction phase will be managed. At the planning submission stage of the process, in advance of a main contractor being appointed it is not feasible to provide a construction management plan. A construction management plan is usually produced by the main contractor as they will have their own 'in house' procedures and regulations in place to manage the construction phase. The appointment of a contractor typically takes place once full planning permission has been approved, and therefore we would recommend this matter is the subject of a pre commencement planning condition.

21 Living Ltd are keen to manage the construction process as effectively as possible and this may include the site manager liaising with adjoining residents and businesses individually so they have a 'point of contact' should they need it. As mentioned above the construction management plan is usually the subject of a planning condition and will include information with respect to the items listed below:

- Details for consulting the local community prior to construction works commencing on site.
- Defined access and egress routes for demolition and construction traffic, including staff, delivery and construction vehicles, including HGVs.
- Details of dust suppression measures and measures to control dust and mud on the surrounding public highway network.
- Methodology for the undertaking of demolition and on site processes such as crushing of materials etc.
- Extracted materials to be segregated into skips within the site for removal to licensed waste sites. Any asbestos would be removed by a licensed contractor.
- Specified working hours for the site including hours for the delivery of materials.
- Identified access points into the site for any construction vehicles.
- Identified access routes for construction vehicles and heavy good vehicles visiting the site, location for staff parking to also be identified.
- Identified measures for the management of on-site construction vehicles and plant machinery in order to reduce emissions.
- Measures for securing the site, including on site security and lighting.

21 Living Ltd will work with the Council through the post planning stages in order to formalise the management of the construction phase.