



240 Bolton Road, Bury, BL8 2PA

Travel Plan

Change of use from C3
6-bed Dwelling to Sui
Generis 9-bed HMO

May 2025

Prepared by IB

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TRAVEL PLAN FOR:

240 Bolton Road, Bury, BL8 2PA

CONCERNING:

Change of Use from C3 6 Bed Dwelling to Sui Generis 9 Bed Large HMO

1. INTRODUCTION

- 1.1 The travel plan will confirm the proposed arrangement and methods of travel for future occupants including details on parking availability. Furthermore, it will demonstrate sustainable travel methods available for the site that residents can make use of by encouraging the substitution of cars.
- 1.2 Access points, routes and transport types will be assessed to facilitate the occupants of the proposed large HMO property use at 240 Bolton Road, Bury, BL8 2PA.



Figure 1. Front Elevation of 240 Bolton Road (Google Maps, Accessed 09/01/2025)

2. LOCATION

- 2.1 The property situated at 240 Bolton Road, Bury, BL8 2PA is located in close proximity to the town of Bury in the Greater Manchester area within a residential neighbourhood. The town of Bury itself is well served by transport connections to other regions and has ample access to green space, as well as a variety of services such as retail, educational, recreational and religious sites.



Figure 2. Location of Site (Google maps satellite view, Accessed 09/01/2025)

- 2.2 Due to its location as well as providing quick access to green space for recreation, the area surrounding the site is easily navigable and provides ease of pedestrian movement through its residential street arrangement, allowing the local community to effortlessly access nearby services at short walking distances.
- 2.3 This demonstrates effective urban planning of the area, where clear consideration has been given to pedestrian access. Furthermore, the aforementioned access to green space that the site enjoys provides many benefits to health and reduces the negative impacts of climate change, demonstrating that future occupants' health needs and biodiversity have been considered.
- 2.4 The site sits on the A58 (Bolton Road), a road that provides easy access into Bury as well as to Bolton and Rochdale by both car and bus, demonstrating how future occupants of the HMO will be able to travel to a variety of locations with ease. Overall, this indicates that the site is located within a sustainable zone that provides access to green spaces, along with the availability of diverse types of transport.

3. LOCAL SERVICES AND FACILITIES

- 3.1 The area around 240 Bolton Road offers a significant and diverse range of local services within short walking distance, including local shops, eateries, supermarkets, sports facilities and religious sites. These include: Tesco express, Morrisons daily, Dukes Barbers, 1207 Kitchen, Westbury Sports Club and St. Stephens Church.
- 3.2 Public transport such as buses are used heavily in this area and provide easy access to places like Bolton, Bury and Rochdale amongst other areas, furthering access to facilities and services for entertainment, leisure, retail, health and other local attractions.
- 3.3 Tesco express is located just 0.1 miles away from the site, with additional services, facilities and amenities listed in Table 1. with their approximate distance from the site as well as walking and cycling times shown. The 'Manual for Streets' published by the Department for Transport states that "Walkable neighbourhoods are typically characterized by having a range of facilities within 10 minutes" (up to about 800m) walking distance of residential areas which residents may access comfortably on foot. However, this is not an upper limit as PPS134 also states "walking offers the greatest potential to replace short car trips, particularly those under 2 km." (Manual for Streets, 2007, p45, 4.4.1)

Nearby Location	Service/Facility	Approx distance from site (meters)	Approx journey time (minutes): By foot	Approx journey time (minutes): By bicycle
Tesco express Bolton Rd, Bury BL8 2NZ	Retail/Groceries	160	2	1
Westbury Sports Club The Barracks, Bexley Drive, Bury BL8 2XD	Sports	640	9	2
St. Stephens Church Bury, BL8 2QJ	Religious site	160	3	1
Bake 'n' Butties 305 Bolton Rd, Bury BL8 2NZ	Cafe	160	3	1
Lidl Superstore Victoria Retail Park, Victoria Street, Bury BL8 2EQ	Retail/Groceries	640	10	4
Whitehead Park Bury	Park	640	9	2
Ainsworth Road Launderette 113 Ainsworth Road, Bury, BL8 2PY	Launderette	480	6	1
Dukes Barbers 317 Bolton Road, Bury BL8 2PD	Hairdressers	160	3	1

Bury Off-license 319 Bolton Road, Bury BL8 2PD	Convenience store	160	3	1
Wellington Hotel 338 Bolton Road, Bury BL8 2PP	Public House	320	3	1
Morrisons Daily 131 Ainsworth Road, Bury, BL8 2RT	Retail/Groceries	320	5	1
Krung Theph Thai Kitchen 169 Bolton Road, Bury BL8 2NW	Restaurant	320	4	1
1207 Kitchen 313 Bolton Road, Bury BL8 2PD	Restaurant	320	4	1
Family Martial Arts Centres 95 - 97 Bolton Road, Bury, BL8 2AH	Sports	480	7	2

Table 1: Shows walking/ cycling distance to local amenities

- 3.4 The table demonstrates that the site benefits from a variety of amenities within close proximity, easily accessible via sustainable modes of transport suited for the proposed HMO residents.
- 3.5 This effectively demonstrates that the site is sustainably located for a number of diversified services that meet people's basic needs. Shown in Table 1, there is a significant volume of services located on Bolton Road itself that allow future tenants quick access to groceries, restaurants and cafes.
- 3.6 The site benefits from a large provision of green space available in multiple locations, with sports clubs (Westbury Sports Club) and large parks like Whitehead Park that offer significant open space and playgrounds all within easy access of the site.
- 3.7 Other local services like religion, indoor sport, convenience and retail are also located within an easy to access distance travelling by foot or bike. The nearest hospital is an 11-minute drive away, giving future tenants quick access to emergency care if required.

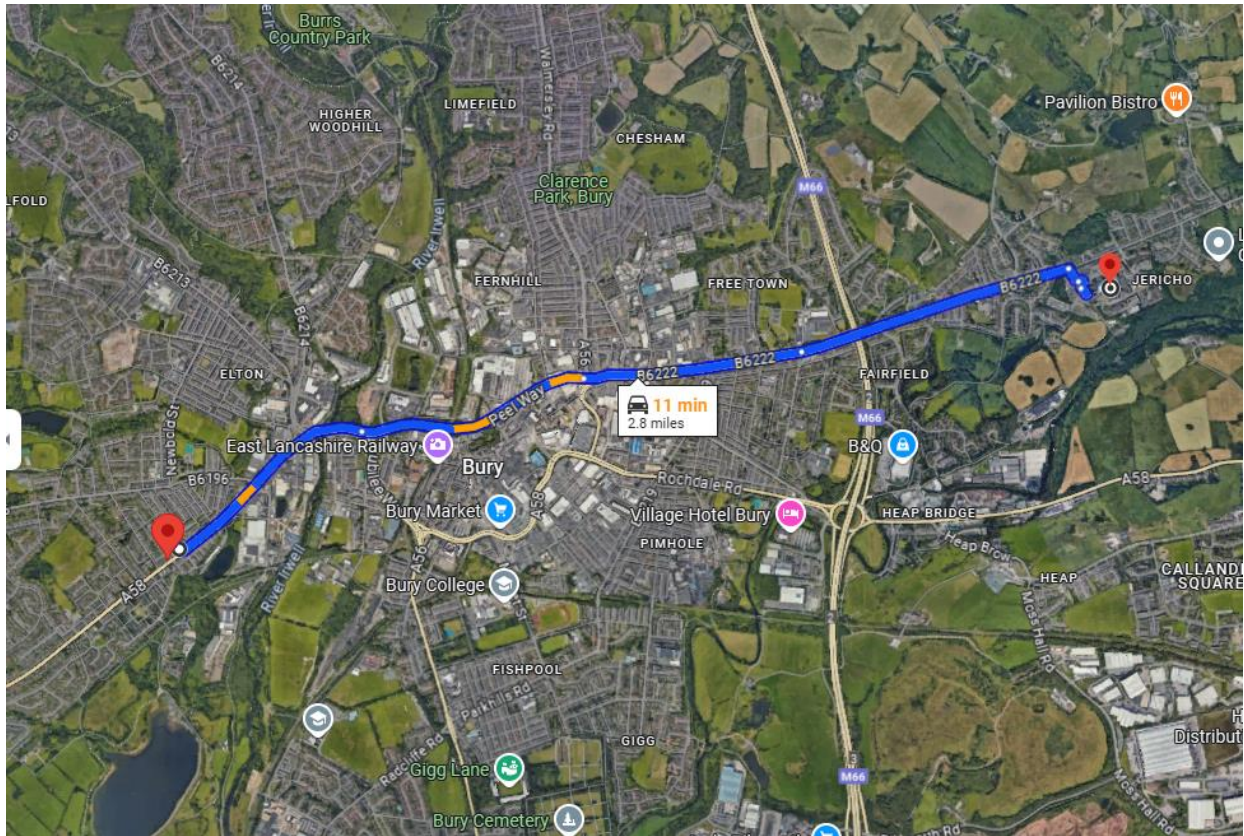


Figure 3. Shows route to Fairfield General Hospital (Google Maps, Accessed 09/01/2025)

- 3.8 Fairfield General Hospital is located 2 miles from the centre of Bury and is the third largest hospital run by the NCA (Northern Care Alliance), facilitating a large variety of specialist care as well as an emergency department. This ensures that there is a range of medical services available to future tenants in 240 Bolton Road.

4. EXISTING SUSTAINABLE TRAVEL OPTIONS

4.1 WALKING

- 4.1.1 The pedestrian analysis of the area demonstrated in Table 1 shows that the area is easily legible with high pedestrian permeability levels, indicating that walking is a very likely method of travelling to be used due to the close proximity to a diverse range of local services. The property is located in an area of high residential concentration, with a significant level of green space around the property that can be reached by walking (shown in figure 5.).
- 4.1.2 Walking is a very viable transportation option to be used around this site. The surrounding area is well-developed with easy access for pedestrians with crossings across Bolton Road that are in close proximity to the site (shown in figure 4.), allowing local residents to engage with busier roads in the area while remaining safe. The entrance of the property is located on the side elevation that opens onto the residential street of Glenboro Avenue and as local amenities/services are so close by, the number of roads to cross to access them is limited, further contributing to the walkability of the area.



Figure 4. Showing safe crossing points on Bolton Road, inset the crossing itself (Google Maps and Steet View, Accessed 09/01/2025)



*Figure 5. Showing nearby access to green space from the property (property circled in red)
(Google Maps, Accessed 09/01/2025)*

4.2 CYCLING

- 4.2.1 Cycling is an effective method of transport in the area surrounding 240 Bolton Road due to the urban design of the area. Table 1 demonstrates this by comparing estimated walking times with estimated cycling times to different locations nearby, where walking times vary from 2 to 10 minutes but cycling times only vary from 1-4 minutes.
- 4.2.2 This also shows how well situated the site is in terms of routes connecting it to the town of Bury, with direct access to Bolton Road facilitating quick connection. See Figure 6 for the cycle-friendly routes highlighted in green around the site.
- 4.2.3 Bike storage is proposed at the property with space for the safe storage of up to four bikes.



Figure 6. Cycle-friendly routes shown in green (Google Maps, Accessed 19/05/2025)

4.3 BUSES

- 4.3.1 The bus provision around 240 Bolton Road will provide future tenants with an excellent mode of transport to access a variety of destinations and their respective offerings of services/facilities.
- 4.3.2 Buses traverse through the area at regular intervals throughout the day with the nearest bus stop to the site a 2-minute walk away on Bolton Road, shown in figure 7 that also highlights the bus routes available from that stop.
- 4.3.3 The 471 bus (route shown in figure 8) connects Bolton to Rochdale and also passes through Bury. Run by the Bee Network that serves Greater Manchester, this is an affordable mode of transport, with commuters able to purchase a single adult 'hopper' ticket from £2 that will allow the future residents of 240 Bolton Road to travel to major destinations quickly and cheaply.

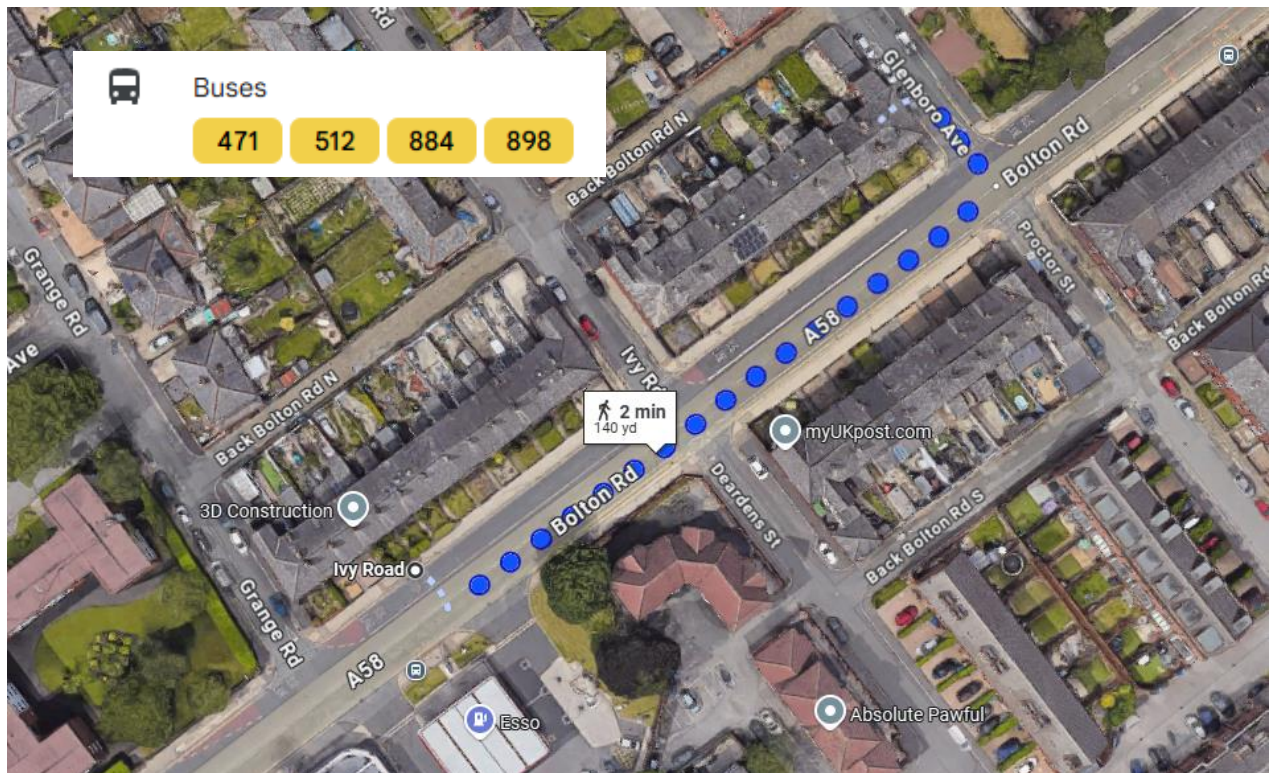


Figure 7. Walking distance to the nearest bus stop, inset: busses available from that stop (Google Maps, Accessed 09/01/2025)

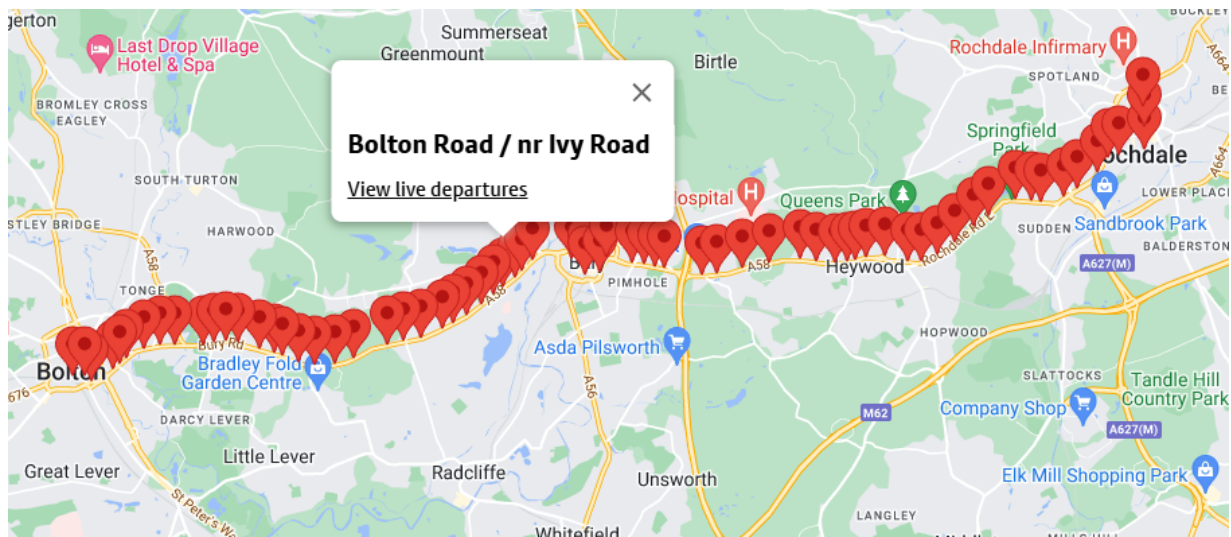


Figure 8. 471 Bus route connecting Bolton and Rochdale via Bury (Google Maps, Accessed 09/01/2025)

4.4 TRAM

- 4.4.1 Alongside the Bee Network, Greater Manchester is also well-served by a Tram network that offers commuters direct access to towns/cities that would otherwise require a car to commute to. Bury tram stop is located in the centre of Bury and is served by both the green and yellow lines, with it being the final stop on both.
- 4.4.2 The Yellow line runs to Manchester Piccadilly, passing through Ratcliffe, Heaton Park and Manchester Victoria on the way, taking approximately 38 minutes end-to-end. This will provide the tenants of 240 Bolton Road with a quick way to access the centre of a major city with an extremely large number of amenities and employment opportunities available.
- 4.4.3 The Green line follows the same initial route to the centre of Manchester, however diverts at Market Street to other major stops like Deansgate-Castlefield, Old Trafford, Timperley and eventually terminating in Altrincham, taking just over an hour end-to-end. Again, this gives the tenants at 240 Bolton Road an exceptional transport link to access the City of Manchester and beyond to cater for whatever their needs are.
- 4.4.4 In terms of accessing Bury Tram stop from the property, both the 471 and 512 bus services run directly to it, with the entire journey taking an estimated 10 minutes. This means that residents can go from the property to the centre of Manchester in under an hour, allowing them to access not only services but employment opportunities there too.
- 4.4.5 Overall, the transport links offered by the tram network from Bury can quickly connect future residents in the property to a major city, allowing access to services that will easily satisfy the three additional residents proposed, as well as expanding their scope of employment opportunities at the same time.

5. PARKING

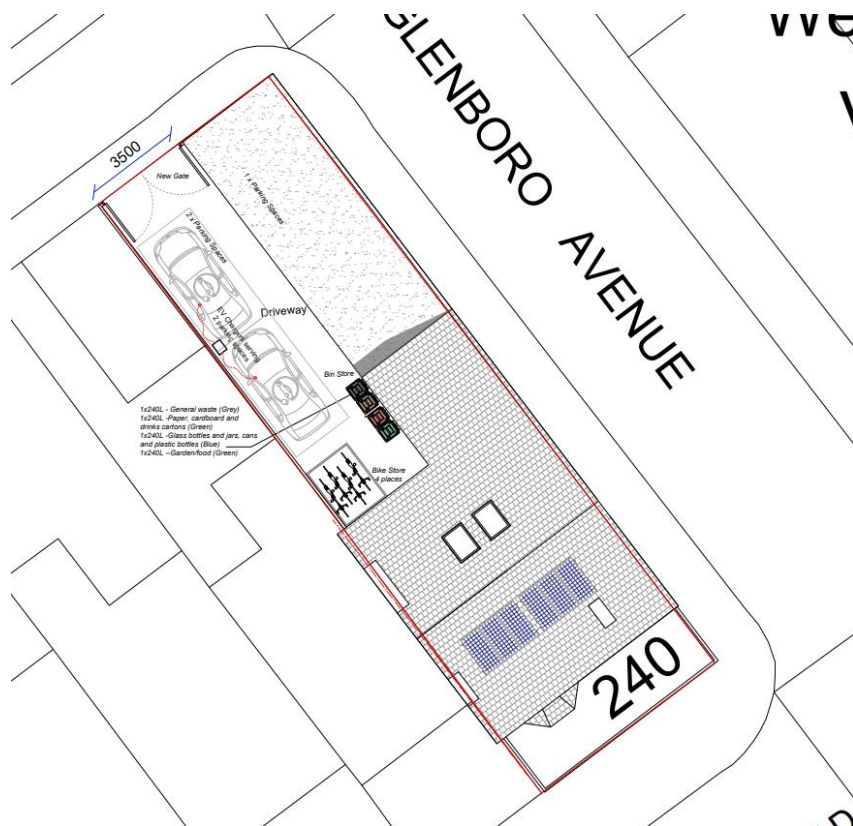


Figure 9. Proposed site plan with parking indicated (HAD&CO 2025)

- 5.1 The property has ample on-site parking proposed, the driveway adjacent to the garage at the rear offers two spaces with a new gate installed to the rear for security. The garage can also serve as an additional car parking space.
- 5.2 These parking arrangements do not impede access to the property. This compliments the nature of an HMO where access is required at all times so the proposed parking in the driveway at the rear of the property is preferred.
- 5.3 The outdoor parking spaces proposed next to the existing garage will be served by 2 EV chargers (shown in figure 9), incentivising greener vehicular transport for the residents if they have to drive.
- 5.4 This Travel Plan aims to show it may be more suitable for individuals to make use of alternative modes of transport to access various destinations. The local travel network supports commuting obligations that individuals may require for educational and employment purposes as well as additional needs, for which heavy reliance on car usage may be inadequate.
- 5.5 It is also anticipated that those looking to live in shared accommodation do so due to the close location of their required needs like employment and educational facilities, is a more affordable option to live and thus would not necessarily own their own private car for transport purposes.

6. MANAGING TRAVEL

- 6.1 The close proximity of various services via public transport and walking routes aids in supporting a sustainable travel network within the area, from which future residents can benefit and that will also help to support a reduction in reliance upon private cars. This will help to encourage use of more environmentally friendly and sustainable modes of transport.
- 6.2 In order to encourage and promote the use of bicycles for the residents, a provision for secure bike storage will be proposed for the scheme. There is sufficient room on site to provide a place for the secure bike shed that will house up to 4 bicycles.
- 6.3 Information regarding the availability of public transport and encouragement of the use of sustainable travel methods will be made clear to future residents alongside tenancy agreements to allow and encourage individuals to benefit from accessing local services via sustainable modes of transport, giving them a more sustainable transport choice.

7. ALTERNATIVE MODES OF TRANSPORT

- 7.1 The best travel options to get to and from the site will be through public transport and walking, as well as cycling. Vehicles could be an option for occupants as parking is readily available in the garage and on the driveway. The location of the site is not far from the local essential amenities. Furthermore, the area is also well developed with close regular public transport stops therefore could not warrant any expectation for additional parking than what is proposed.
- 7.2 Taxis can be another viable method for the occupants to commute to the local town centre or further afield. The building is situated next to a well-connected highway meaning it will be easy for the hired vehicle/s to get to and from the site. However, as the building is located close to many cheaper and regular public transport services, it can be expected that privately hired cars will be a travel option used only exceptional circumstances.
- 7.3 The proposal has demonstrated that there are plenty of sustainable travel methods within the proximity of the site that future residents can benefit from. As well as walking, cycling, and public transport, residents also have the option of using taxis to get to destinations that may not be easily accessed by other means.

8. CONCLUSION

- 8.1 Overall, the proposal complies with the policy outlined by the NPPF of “Promoting sustainable transport” through the well-designed transport network and parking availability included near the site. Furthermore, it meets with policy JP-C1 of providing an integrated travel network as outlined by Greater Manchester ‘Places for Everyone’ spatial framework and JP-C4 streets for all, the analysed travel arrangements, streets and routes demonstrate that the needs of all road users have been acknowledged within the local area providing safety and efficiency of travel use. Policy JP-C5 of Walking and cycling has also been well-met by the proposal as the site offers multiple services located at a short walking and cycling distance.
- 8.2 The proposal is suitable with its effective transport methods and routes. The urban planning of the site is favourable as it provides clear legibility that will aid in ease of commuting. Moreover, the site has health benefits as the green infrastructure further encourages recreational activities that can be done through cycling and walking.
- 8.3 The site's connection to local amenities, transport and services alongside the area's urban design means that increasing potential tenants to nine individuals will not lead to an intensification of the site as it is already very well served.
- 8.4 The development aims to promote sustainable methods of transportation by increasing cycling and walking. The location of the site has a wide variety of public transport links with the addition of critical amenities within a walkable proximity to the property. Residents of the building won't have to travel far meaning personal motorised vehicles won't be a necessity for many of the occupants. The tenants of the building will also be encouraged to use more sustainable transportation, creating an overall positive impact on the surrounding area.