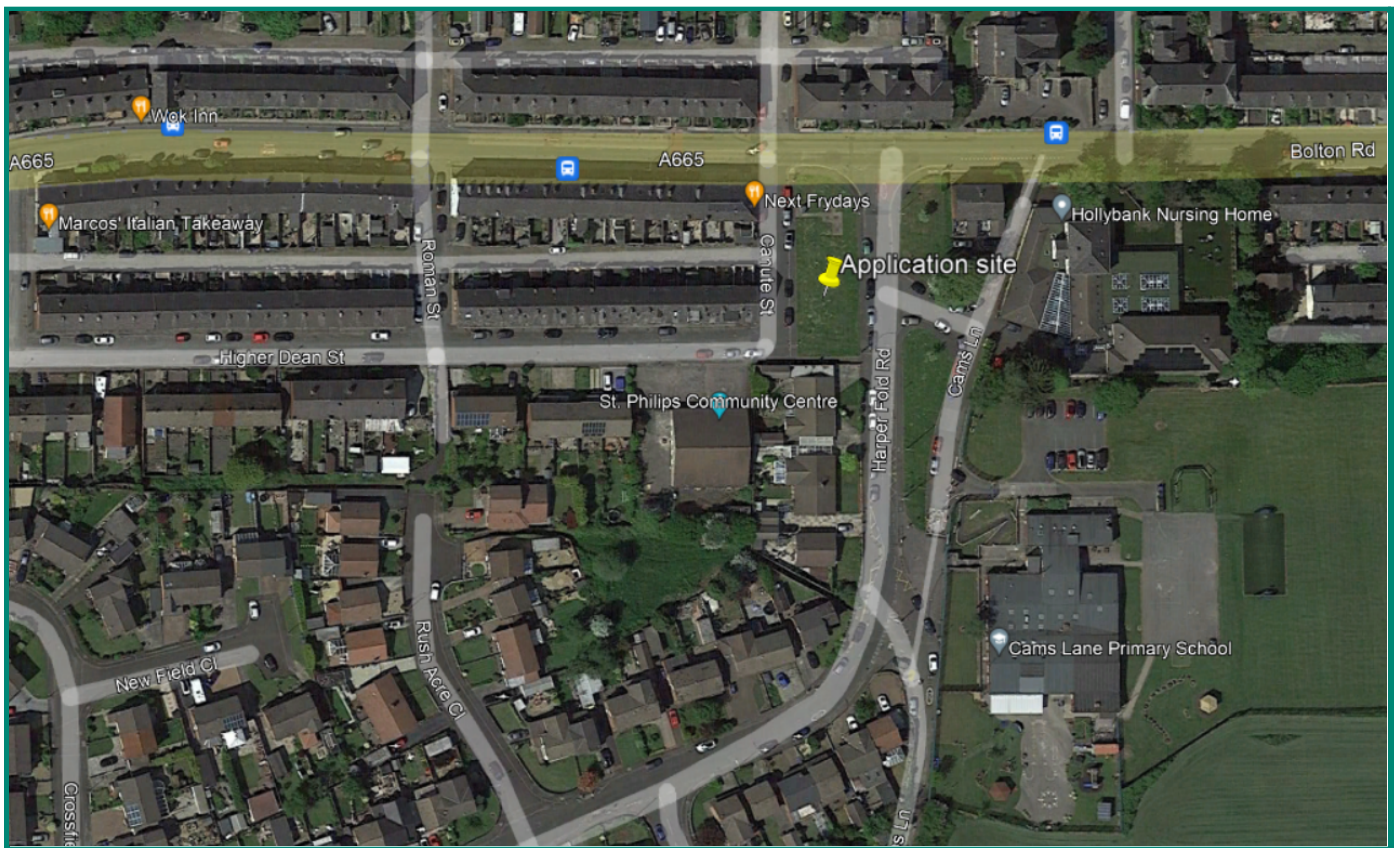


SUPPORTING STATEMENT

19th January 2022

OUTLINE PLANNING APPLICATION (ALL MATTERS RESERVED) FOR TWO RESIDENTIAL DWELLINGS ON LAND AT HIGHER DEAN STREET, RADCLIFFE, MANCHESTER, M23 3TE THE PLANNING STATEMENT (INCORPORATING THE DESIGN & ACCESS STATEMENT)



Land at Higher Dean Street, Radcliffe, Manchester, M23 3TE

Prepared by MacMarshalls Rural Chartered Surveyors & Planning Consultants.
on behalf of Mr Speakman



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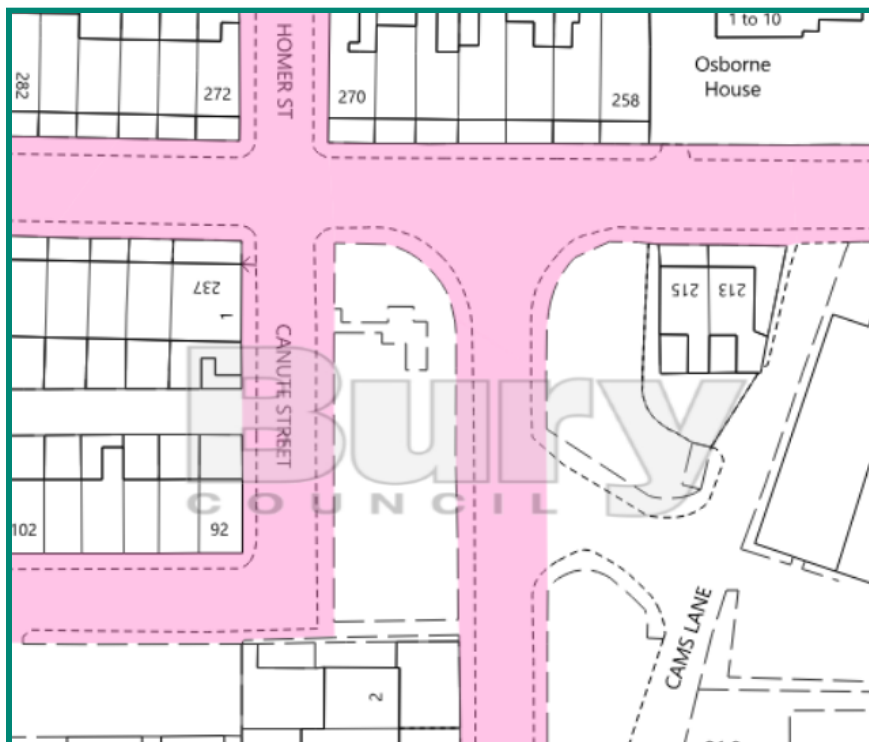
1.0 INSTRUCTIONS

MacMarshalls are instructed on behalf of Mr Speakman herein referred to as the applicant, to submit an outline planning application (All matters reserved) for two residential dwellings on land adjoining Higher Dean Street, Radcliffe.

2.0 THE APPLICATION SITE

The application site is positioned to the South West of Bury town centre in the favoured urban parish of Radcliffe in an urban area surrounded by residential properties.

The site extends to some 365m² and is currently a green open space sandwiched in between Canute street and Harper Fold Road. The map below shows the road adoption status showing the land is accessed directly off the adopted highway. The application is for an outline application with all matters reserved save as for access, the layout plans which form part of this application are indicative at this time. In designing the proposed layout, we have had regard to the wider surroundings of the local area and sought to ensure the minimum impact on the adjacent residential units and surrounding land uses. The surrounding properties are both terraced houses and bungalows, it is understood that there is a shortage of good quality bungalows in the borough and therefore the scheme may be more suited to a bungalow scheme.



The site itself lies within the urban area, a screen shot from the Bury Mbc interactive map is shown below, no public rights of way nor tree preservation are present on the land.

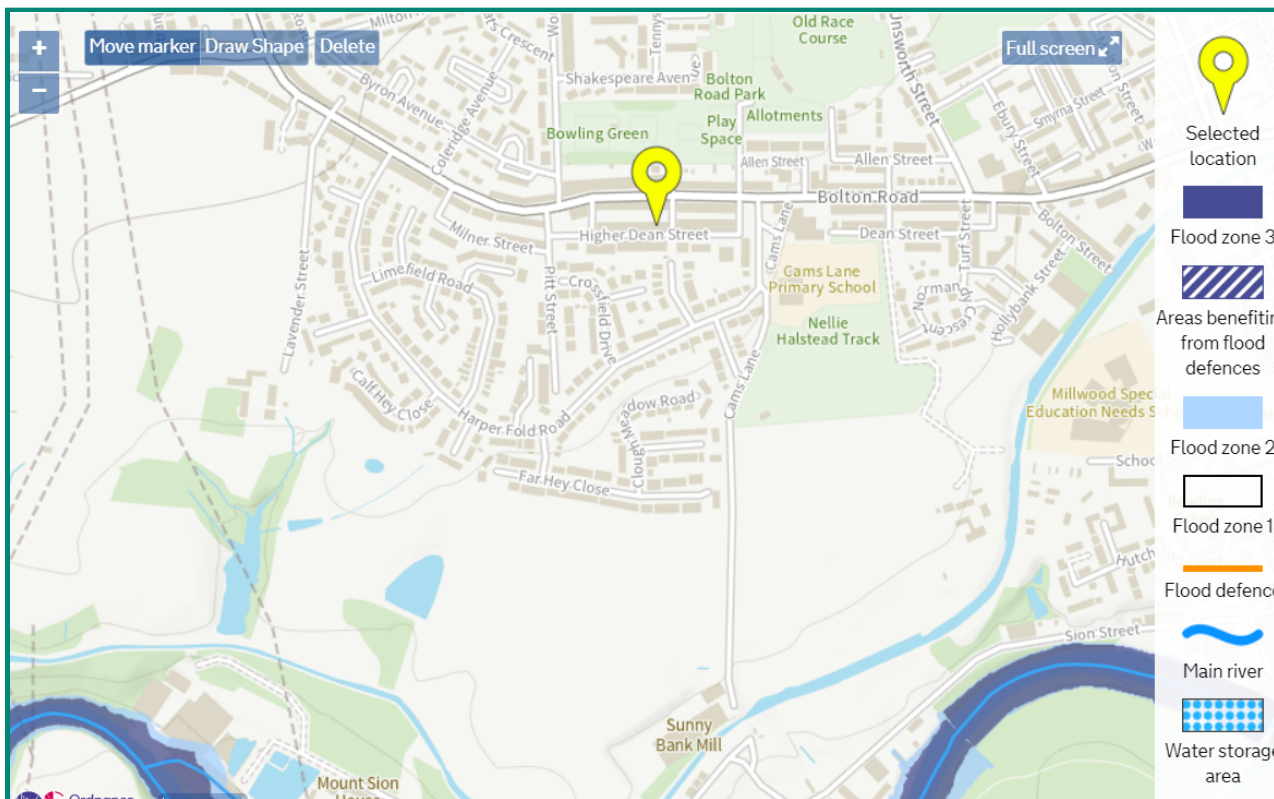


Photographs of the site are shown below, more are available on request if required:



The site lies outside the green belt boundary on Bury Mbc's local plan within the village boundary and for that reason the council should support small scale residential development. The council have promoted using underutilized land, industrial, previously developed land for new housing to prevent the use of open green belt land.

The site is not within a flood risk area and is shown to be located in Zone 1 on the EA flood risk map, a copy of this is supplied below.



The site also contains a United Utility tank, however, minimum separation distances from this have been adhered to, the site is a green open space area which is currently under utilised and would benefit from a small scale development.

3.0 SITE HISTORY (INCLUDING PLANNING HISTORY)

Following a search of the council's planning register it can be confirmed that a number of planning applications have been submitted on the site, details of these are listed below:

Application number	Proposal	Date	Decision
54258	Installation of above ground control kiosk and changes in ground levels	13/09/2011	Approve with conditions
58225	Outline application for 3 no. dwellings with associated car parking	27/02/2015	Refused

A letter received by Bury Mbc is also included from 2011 stating that a residential scheme on the site would be considered. The letter stated that a pair of semi detached bungalows may be appropriate, hence the submission.

The outline application above, was refused for three main matters,

The Bury Metropolitan Borough Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that permission has been REFUSED for the carrying out of the development referred to in Part 1 hereof for the following reasons:-

1 The proposed housing development would, by reason of its size, position and design, be a prominent and intrusive feature in the street scene and would therefore, be seriously detrimental to the visual amenities of the area. The proposed development therefore conflicts with the following policies of the Bury Unitary Development Plan: H2/1 The Form of New Residential Development H2/2 The Layout of New Residential Development EN1/2 Townscape and Built Design Development Control Policy Guidance Note 16 - Design and Layout of New Development in Bury

The new scheme, although in outline form, does not include any elevational drawings and only access is applied for. We have suggested that a bungalow scheme would be preferred on the site and only two dwellings rather than the proposed three. The design of the house will be produced at a second stage, the reduction in units would reduce traffic movement on and off site.

2 The application and submitted plans contain insufficient information with regard to the following issues. • The proposal does not indicate how adequate car parking and manoeuvring can be provided within the site without detriment of the free flow of traffic and road safety. • How the development would physically impact on the adjacent adopted footways. • Ensuring that the proposed parking spaces located immediately adjacent and parallel to the back of abutting footways does not lead to vehicles coming into conflict with passing pedestrians or straddling the adopted highway; • Ensuring that adequate visibility splays could be provided at the junction of the site access with Canute Street; • Ensuring that adequate visibility at the back edge of the footway could be provided clear of the proposed parked vehicle positions. Without this information the proposal is unacceptable and contrary to the following UDP policies and guidance: H2/2 The Layout of New Residential Development, H2/4 Car Parking and New Development and HT6/2 Pedestrian/Vehicular Conflict.

The second reason for refusal is that insufficient evidence was submitted regarding access, car parking, the new scheme proposes that one property will be accessed via Canute Street and the second via Harper Fold Road. A number of residential properties already front Harper Fold Road and therefore it is not believed to cause any conflict with the use of the pavement etc. The public pathway will be retained to the south of the properties. The application seeks to reserve all matters save as access.

3 The application lacks the following information and therefore the proposal cannot be fully assessed. • A Coal Mining Risk Assessment • A drainage plan including existing sewers and other underground installations. The proposal is therefore contrary to the National Planning Policy Framework and UDP Policy H1/2 Further Housing Development

The final reason is set out above, having tried to ascertain the coal mining risk assessment for the UU tank, this was not requested in the application, which seems odd. The application seeks only to apply for access with all other matters reserved. A plan showing the UU installation is included within the submissions, UU were consulted on the previous application as a statutory consultee and save as comments regarding surface and foul water did not object to the proposal.

There are no surface water pipes which cross the land, and the only sewer pipe runs down the footpath the very South of the site.

4.0 THE PROPOSED DEVELOPMENT

The application proposes to develop the site for a small scale residential redevelopment. This outline application with all matters reserved save as access demonstrates that two semi detached bungalows can be accommodated on site with minimum impact on the surrounding residential area. The plans submitted with the application are indicative and illustrative only and exact designs and elevations will be submitted as part of a reserved matters application.

The indicative layout scheme demonstrates that two no semi detached bungalows would be appropriate and achievable on site, taking into account the topography and surrounding residential properties. We feel that this does not lead to the over development of the site.

The access will be provided directly off Canute and Harper Fold Road and each unit will have an adequate number of parking spaces within its plot to meet the required local standards.

It is expected that the dwellings will be of a similar design to the other houses nearby being bungalows each with a footprint of approximately 60-70m² over single storey. The scale of the proposed properties would therefore be in keeping with this.

5.0 RELEVANT PLANNING POLICIES AND ASSESSMENT

The site is designated within the Bury Local Plan 1997 as not being allocated for a specific land use, it is situated within a primarily residential area and as such believed that residential development is likely to be acceptable.

The following local and national Government policy will apply:

- National Planning Policy Framework.
- Bury Unitary Development Plan (UDP)

The NPPF was published in March 2012 with its main aim to 'streamline' the planning system and promote sustainable development via three main dimensions, Economic, Environmental and Social. This small scale scheme is located in a sustainable settlement and the addition of two further houses will help address local needs and strengthen the existing community. The development will further conform to the NPPF and will deliver high quality new houses on land immediately adjacent to the existing built up settlement

Bury MBC local plan policy H1/2 states the need to direct development towards the urban area near the availability of infrastructure and to avoid the release of open land having regard to the suitability of the site in terms of land use. The site extends to some 365m² and is currently a green open space sandwiched in between Canute street and Harper Fold Road. The site is located within the settlement area and as such would conform to policy H1/2 of the local plan.

Impact on Neighbours

Although the application site lies close to other residential properties, the proposed bungalows have been positioned so as not to adversely affect the amenity of these adjoining residences. As the properties will be set back from the main road it will sit well within the existing street scene. The site plan further takes into the topography of the site to ensure the impact on the neighbours is minimal.

The specific design and layout of the proposed dwelling is not submitted with this outline application although the house types in the existing area are of similar design, which could also be achieved for the proposed dwelling

Highways & Parking

Access to each plot will be achieved directly off Canute Street and Harper Fold Road. The access will be used solely for the purpose of accessing the site for the proposed dwellings. Off road parking for up to two cars can be provided in the plot design. Although no highways report is submitted with this application, I can confirm the well-established entrance and exit to the site benefits from good visibility onto the roads which are adopted with other residential properties fronting both highways, the road itself is very quiet as Cams Lane leads to a dead end. As the proposal is only for two dwellings, it will not

prejudice highways safety, pedestrian safety or significantly affect the flow of traffic along the road. The site is also well served by public buses via nearby bus stops promoting sustainability.

Public rights of way

No public rights of way pass over the site, however there are numerous footpaths locally which allow residents ample access into the open countryside.

Affordable housing

As the site is for a small scale residential redevelopment there will be no requirement to provide a percentage of affordable housing.

Scale, Design, Appearance, Materials and Landscaping

All the above are to be proposed in the reserved matters application.

6.0 CONCLUSION

It is considered that the proposal represents a sustainable development within the existing settlement area of Bury, which fully complies with national, regional and local planning policies.

It is considered that the proposal provides a suitable and sustainable small scale development that uses the site effectively and efficiently.

In the absence of any material considerations to the contrary, a presumption in favour of the grant of planning permission should apply. The development of this under utilised parcel of land will add to the 5 year housing supply of the borough developing land already highlighted for residential development without losing valuable green belt land.

The bungalows will be in keeping with the surrounding area and as such will add to the area, the design and scale are kept to that similar of the adjoining properties so as not to over develop the site itself.

The site is within proximity to local bus routes, has good highway links to Bury, Radcliffe and is close to the Radcliffe metrolink station. The site is also central to local amenities, shops, schools and hospital and therefore this application should now be strongly supported by Bury Mbc.



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19th January 2022

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