

Supporting Planning Statement

Former Whitefield Library

March 2025



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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared by NHS Property Services Ltd (NHSPS) ('The Applicant') in support of a full planning application to Bury Council seeking permission for the change of use of a former library to a health facility. The proposed development is located at the former Whitefield Library, Pinfold Lane, Whitefield, Manchester, M45 7NY ('The Site').
- 1.2 NHSPS manages, maintains, and improves NHS properties and facilities, working in partnership with NHS organisations to create safe, efficient, sustainable, and modern healthcare environments. NHSPS has a clear mandate to provide a quality service to its tenants and minimise the cost of the NHS estate to those organisations using it. Any savings made are passed back to the NHS.
- 1.3 The description of development includes the following:
- "Change of use from Use Class F1 (Community Facility) to Use Class E(e) (Health Facility) together with associated demolition of an outbuilding and elevational alterations, provision of car parking and other associated development."*
- 1.4 The new health centre will replace the existing practice at the existing Uplands Medical Centre, with all services transferring to the new facility upon completion.
- 1.5 The Proposed Development will provide a modern, bespoke healthcare facility within Whitefield. The design will meet current health and technical standards and will provide facilities that are flexible to the changing workforce and clinical care requirements for the delivery of services in primary and community care.

Submitted Plans and Documents

- 1.6 This Supporting Planning Statement should be read in conjunction with a number of other documents which have been submitted as part of the planning application.
- 1.7 A schedule of supporting documents and application drawings is enclosed at Appendix 1.

Structure of the Planning Statement

- 1.8 This supporting planning statement sets out the relevant planning background to the proposal, provides a detailed consideration of the planning merits of the development and an analysis of the Local Development Plan and an assessment of national planning policy.

1.9 The remainder of this Statement is structured as follows:

- Section 2 sets out the relevant background to the application.
- Section 3 explains the application proposals.
- Section 4 details the relevant planning policies at National and Local levels against which the application should be determined.
- Section 5 provides a planning assessment of the proposals.
- Section 6 provides a summary.

2. BACKGROUND

Site and Surroundings

- 2.1 The Site is located in Whitefield, approximately 8km north of Manchester City Centre. It is bounded by Pinfold Lane to the north, residential apartments to the south, and Higher Lane to the west.
- 2.2 The Site comprises a single-storey, flat-roofed building with associated car parking within its curtilage. Trees run along the eastern, southern, and northern boundaries. The red line boundary also includes a small outbuilding that historically served the adjacent Adult Learning Centre.
- 2.3 The Site was formerly occupied by Whitefield Library. The library closed to the public in 2017, after which the building remained largely vacant aside from being used as a temporary vaccination centre between 2020 and September 2022. The Site is currently vacant.
- 2.4 Surrounding uses include an apartment block and car park to the west, Wentworth Court to the south and southwest, the Higher Lane Primary School sports pitches to the southeast, residential properties to the east, and Pinfold Lane to the north.
- 2.5 Vehicular access is taken from a priority T-junction off Pinfold Lane. This access also serves the neighbouring day centre, a separate vacant building situated outside the application boundary.
- 2.6 The Site is considered to be highly accessible by sustainable transport modes, including routes suitable for those with limited mobility or wheelchair users. The surrounding area benefits from good pedestrian and cycling infrastructure, together with several public transport options within acceptable walking distances.
- 2.7 Bus stops are located within 300m of the Site, providing frequent services to nearby residential areas, local facilities and major public transport interchanges throughout the week.
- 2.8 The nearest Metrolink stop is Whitefield Station, located approximately 700m walking distance from the Site.
- 2.9 This station is served by the following Metrolink lines:
 - Green Line: Altrincham-Bury; and
 - Yellow Line: Bury-Piccadilly.

- 2.10 Services typically operate every 12 minutes between 06:00 and 00:00 on Mondays to Saturdays, every 24 minutes between 00:00 and 01:00 on Fridays and Saturdays, and every 15 minutes between 07:00 and 00:00 on Sundays, with enhanced frequencies during peak times.
- 2.11 The Site does not lie within a conservation area and does not contain any statutorily listed buildings. However, it is located adjacent to the All Saints Conservation Area, positioned opposite the Site to the north.
- 2.12 None of the existing trees on the Site are subject to a Tree Preservation Order (TPO).
- 2.13 According to the Environment Agency's flood mapping, the Site lies within Flood Zone 1, indicating a low risk of flooding from rivers or the sea.

Planning History

- 2.14 The Site is not subject to an extensive planning history and has not been the subject of any major development proposals in recent years.

3. PROPOSED DEVELOPMENT

- 3.1 The planning application seeks detailed planning for the change of use of the existing building to provide a health centre (Use Class E(e)), together with associated external alterations to the building, car parking provision, landscaping, and engineering works.
- 3.2 The development centres on the refurbishment of existing building to create a new Primary Care GP Surgery. The proposed surgery will provide nine consultation/examination rooms and two treatments rooms, increasing patient capacity and supporting a reduction in waiting times.
- 3.3 The new health centre will accommodate a range of primary care services, including clinical accommodation and associated support facilities. It is intended to replace the existing Uplands Medical Centre, located approximately 250m to the north-east of the application site.
- 3.4 The health centre floor plans have been designed in conjunction with the existing surgery team to ensure the accommodation is fit for purpose and meets operational requirements. Further details of this engagement and the functional requirements of the new facility are provided within the accompanying Design and Access Statement
- 3.5 The practice will operate six days a week, meeting national requirements for extended access within general practice and supporting an integrated model of care. The proposed hours of operation are:
 - 08:00 – 20:00 on weekdays; and
 - 10:00 – 17:00 on Saturdays

Design

- 3.6 The proposal represents a change of use of an existing building to a health centre (Use Class E(e)), with a focused package of fabric upgrades and external works to ensure the premises is functional, welcoming and compliant for healthcare use. The design approach is deliberately modest and pragmatic, retaining the established built form while improving its performance, accessibility and appearance.
- 3.7 External fabric enhancements include the installation of new, high-performance windows sized to align with existing openings to preserve the building's established rhythm and proportions. The roof will be renewed with like-for-like materials to match the prevailing appearance while improving weathering and thermal performance. These interventions are sensitive to the host building, enhancing durability and energy efficiency without altering the overall scale or massing.

- 3.8 Inclusive access is central to the scheme. The existing access ramp will be re-profiled and upgraded to meet current Building Regulations, with compliant gradients, clear landing depths and suitable handrails and edge protection. The route from parking to the principal entrance has been rationalised to provide an unobstructed, legible and step-free approach for all users.

- 3.9 The scheme introduces security gates and appropriate boundary treatments to improve site security and legibility without creating a defensive character. Materials and heights are selected to be robust and low-maintenance, complementing existing green boundaries and allowing passive overlooking.

- 3.10 The existing hard-surfaced car park will be resurfaced and rationalised to deliver safe and efficient circulation, clear pedestrian routes and improved demarcation of parking bays including accessible bays and EV charging spaces. New lining, signage and lighting will support legibility and safety, while the resurfacing provides a durable, consistent finish that integrates with the upgraded entrance and landscape.

- 3.11 Overall, the design proposals constitute a proportionate package of high-quality refurbishment and access improvements. They respect the existing building and surrounding context, enhance visual appearance and functionality, and enable the delivery of modern primary care services within a sustainable, re-used building.

Access and Parking

- 3.12 Vehicular access to the site will be taken from the existing access off Pinfold Lane.

- 3.13 The proposed development will provide a total of twenty-four car parking spaces, including three spaces equipped with electric vehicle charging facilities and four designated disabled parking bays

- 3.14 Four cycle parking spaces will be provided adjacent to the main entrance, with a further 16 spaces located to the rear of the building. Of the rear provision, eight spaces will be contained within a secure, staff-only area. All cycle parking will be covered. Signage will be provided at the cycle parking area to the front of the building to direct users to the additional spaces to the rear when required.

- 3.15 A dedicated refuse storage area is proposed to the east of the proposed building. The refuse store has been appropriately sized to accommodate the required refuse and recycling containers

- 3.16 Refuse collection will take place directly from Pinfold Lane, consistent with existing collection arrangements serving the surrounding residential properties.

- 3.17 The proposed access, parking and servicing arrangements have been designed to support sustainable travel choices in accordance with local and national planning policy are considered to be appropriate in scale and nature for the proposed use and are capable of operating safely and efficiently.
- 3.18 Enhanced cycle parking provision, secure staff facilities and electric vehicle charging infrastructure will encourage travel by active and low-emission modes, while the site's existing access arrangements allow the development to be accommodated without adverse impacts on the surrounding highway network. Together, these measures will help to reduce reliance on private car travel and support more sustainable patterns of movement to and from the proposed health facility.

Ecology, Trees and Landscaping

- 3.19 A proportionate landscaping strategy has been developed with specialist input, reflecting the developed nature of the site and its operational role as a health centre. The site is currently dominated by areas of hard landscaping, with established green boundaries comprising mature trees and vegetation. The strategy seeks to enhance the visual quality of the site where opportunities allow, while ensuring the safe and efficient operation of the facility.
- 3.20 Existing trees and boundary planting have been retained wherever possible and incorporated into the design, maintaining the green character of the site edges and providing continuity with the surrounding landscape. New planting has been introduced within areas available for soft landscaping, to soften the appearance of the development, reinforce boundary treatments and provide biodiversity and visual benefits.
- 3.21 Full details of the proposed landscaping works, including retained vegetation and new planting, are set out in the submitted site layout and landscaping plans.

Summary

- 3.22 The proposed development represents a direct replacement of the Uplands Medical Centre. Its delivery is essential to maintain continuity of primary healthcare provision for the local community in a highly accessible location.
- 3.23 The scheme responds positively to national and local planning policy objectives, including promoting healthy and inclusive communities (NPPF paragraphs 92 and 93), and aligns with Burys UDP and Places for Everyone policies on health and wellbeing.

4. PLANNING POLICY

- 4.1 This section of report highlights those development plan policies which are relevant to the proposed development as well as other planning documents representing 'material considerations. The specific implications of these policies/documents are then addressed in Section 5 and 6 of this statement, which carries out a planning assessment of the proposals.
- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act (2004) makes it clear that 'if regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'.
- 4.3 Section 70 of the Town and Country Planning Act (1990) sets out that in dealing with an application for planning permission the authority shall have regard to the provisions of the development plan, so far as material to the application, and any other material considerations.
- 4.4 The statutory Development Plan for Bury Council comprises:
- Greater Manchester Places for Everyone ("PfE") Joint Development Plan (2024)
 - Bury Unitary Development Plan ("UDP") (adopted August 1997, 'Saved' 2007)
 - The Greater Manchester Joint Waste Plan (2012)
 - Greater Manchester Joint Minerals Plan (2013)
- 4.5 For the purposes of this application the relevant policy documents are the Places for Everyone Joint Development Plan (PfE) and the Unitary Development Plan (UDP).
- 4.6 Other material considerations are:
- National Planning Policy Framework (NPPF) (December 2024, with correction issued 7 February 2025)
 - National Planning Policy Guidance (NPPG)
 - Supplementary Planning Documents

The Current Adopted Development Plan

Places For Everyone Joint Development Plan (March 2024)

4.7 The Places for Everyone (PfE) Joint Development Plan was adopted on 21st March 2024. The PfE is a regional plan that has been produced by the Greater Manchester Combined Authority as a long-term plan of nine Greater Manchester districts. It provides strategic planning policies and allocations across nine Greater Manchester Local Authority areas, including Bury. The PfE focuses on strategic issues at a regional scale, and in the case of this planning application, healthcare.

4.8 The following PfE policies are relevant to the proposal:

- Policy JP-P1: Sustainable Places
- Policy JP-P2: Heritage
- Policy JP-G2: Green Infrastructure Network
- Policy JP-S1: Sustainable Development
- Policy JP-S2: Carbon and Energy;
- Policy JP-S4: Flood Risk and the Water Environment;
- Policy JP-S5: Clean Air;
- Policy JP-G8: A Net Enhancement of Biodiversity and Geodiversity
- Policy JP-P1: Sustainable Places;
- Policy JP-P6: Health
- Policy JP-C1: An Integrated Network
- Policy JP-C2: Digital Connectivity
- Policy JP-C5: Streets for All
- Policy JP-C6: Walking and Cycling; and
- Policy JP-C8: Transport Requirements of New Development.

Saved Policies of the Bury Unitary Development Plan (February 1997)

4.9 The Unitary Development Plan was adopted February 1997, and since the adoption of PfE, the Council is now working to replace the adopted UDP with the Bury Local Plan. Bury's Local Plan will provide a

more detailed set of locally specific planning policies to complement PfE. The Council has now completed an eight-week public consultation on its draft Local Plan, which took place between March and May 2025. Until the new Local Plan is produced, the UDP and PfE will continue to be used to make planning decisions.

4.10 All policies apart from Policy OL7/1 were saved following a letter from the Secretary of State on 18th September 2007. Following this, the Joint Places for Everyone (PfE) Development Plan Document was adopted by Bury Council with effect from 21 March 2024 and supersedes some of the UDP policies, as set out in PfE Appendix A Table A.2.

4.11 The following Saved UDP Policies have not been superseded by PfE policy and are relevant to the proposal:

- CF1/1 - Location of New Community Facilities;
- EN2/1: Character of Conservation Areas
- EN7/2: Noise Pollution
- HT2/4 - Car Parking and New Development
- HT5/1 - Access for Those with Special Needs

Neighbourhood Plan

4.12 The site is not located within a Neighbourhood Plan Area.

Other Material Considerations

National Planning Policy Framework (December 2024, revised February 2025)

4.13 The most recent iteration of the National Planning Policy Framework [NPPF] was published in December 2024 and amended in February 2025. The NPPF is an important material consideration in the determination of a planning application.

4.14 The overarching aim of the NPPF is to proactively deliver sustainable development to support the Government's economic growth objectives. The NPPF [Paragraphs 8 & 9] identifies three overarching dimensions to achieving sustainable development: economic, social and environmental. These dimensions are interdependent and need to be pursued in mutually supportive ways.

National Planning Practice Guidance ('PPG')

4.15 The PPG is national guidance for planning practice issued by Government, which can reinforce and aid in the interpretation of policies within the NPPF. The PPG has the same legal status as the NPPF, both

are statements of national policy issued by the Secretary of State with overall responsibility for the planning system.

Supplementary Planning Documents

4.16 The adopted development plan is supported by a suite of Supplementary Planning Documents and Supplementary Planning Guidance to provide further guidance for certain types of development. Those of relevance to the Proposed Development include:

- SPG 3: Planning Out Crime in New Development (June 2001) – this guidance document seeks to promote a better understanding of issues relating to “designing out crime” on new developments and to highlight the importance which the Council places on the use of the principles and techniques which can help to reduce opportunities for crime. It is prepared in relation to UDP Policy EN1/5. It recommends measures to be addressed in new developments that include access points and surveillance, landscaping, lighting, and outdoor car parking areas.
- SPD 11: Parking Standards in Bury (June 2025) – this document sets out the development related parking standards for Bury in relation to cars, cycles and powered two wheelers as well as for people with disabilities. The document states that it is accepted that there will always be exceptions or developments that have specific circumstances that may warrant a relaxation to the standards. Specifically for disabled / accessible parking, it is stated there is a minimum of one space across all developments and across all zones.
- SPD 12: Travel Plans in Bury (May 2007) – The primary aim of the document is to promote sustainable travel choices and reduce reliance on the private car, particularly for developments that are likely to generate significant travel demand.

Travel Plans are intended to:

- Reduce single-occupancy car use
- Encourage walking, cycling and public transport
- Improve accessibility to development sites
- Mitigate traffic, congestion and parking impacts
- Support wider environmental, social and economic sustainability objectives

Emerging Policy Context

Draft Local Plan

- 4.17 As outlined above, following the adoption of PfE, Bury Council have given notice that they are proposing to prepare a new Local Plan to replace the existing policies under Regulation 18(1) of the Town and Country Planning (Local Planning) (England) Regulations 2012.
- 4.18 Bury Council published its Local Development Scheme in September 2025 and it sets out the proposed programme and timescales for the production of Bury's Development Plan and other associated documents. Consultation on the draft plan occurred took place between 17 March and 12 May 2025 and the forecast adoption date is scheduled for June 2027.
- 4.19 The draft Local Plan is a 'Part 2 Local Plan', which builds upon PfE and provides a series of specific policies for Bury.
- 4.20 The Strategic Vision of the draft Local Plan confirms that by 2042, "underpinned by the transformational Northern Gateway (Heywood/Pilsworth) site, the Borough will have a strong local economy that provides good quality and accessible jobs, and which makes a significant contribution towards boosting the economic output from the north of Greater Manchester".
- 4.21 Given the stage of preparation, the emerging Local Plan is afforded limited weight in planning decisions. However, it outlines the intended direction of travel in terms of local planning policy.

Draft NPPF

- 4.22 On December 16th, 2025, the UK Government published a draft revised NPPF and opened a consultation seeking feedback on the proposed changes. The consultation closed on 10th March 2026 and included a draft NPPF and other changes to the planning system.
- 4.23 At the heart of the consultation were 12 substantive policy changes, intended to support housing delivery, economic growth and sustainable development.
- 4.24 The consultation also proposed to embed the National Development Management Policies (NDMPs) directly into the revised NPPF. As part of this restructuring, the annexes have been updated to include new guidance on how assessments should be undertaken across a range of policy areas, providing greater clarity on decision-making expectations.

5. PLANNING ASSESSMENT

5.1 This section assesses the proposed development against the adopted Development Plan and other material considerations. It evaluates the scheme in relation to key planning issues and demonstrates how the proposal aligns with both local and national planning policy objectives. The analysis considers relevant policies and guidance supported by reference to material considerations that inform the overall planning balance.

5.2 Given the nature of the scheme and the application site, it is considered that the principal issues for consideration are:

- Principle of Development
- Loss of Existing Use
- Design
- Heritage
- Highways Matters
- Flood Risk and Drainage
- Energy and Sustainability
- Amenity Impacts
- Ventilation
- Ecology and Biodiversity Net Gain
- Arboriculture
- Ground Conditions
- Digital Connectivity

5.3 In the remainder of this section, each topic is considered in turn with reference to policies and guidance of particular relevance.

Principle of Development

5.4 The NPPF sets out the Government's planning policies for England and how they should be applied. Under Chapter 8: Promoting Healthy and Safe Communities (paragraphs 96–108), planning policies and decisions should aim to achieve healthy, inclusive, and safe places that:

- Promote social interaction and community cohesion;
- Enable and support healthy lifestyles, especially where this addresses identified local health and wellbeing needs;
- Provide accessible local services that reflect community needs and support health, social, and cultural well-being.

- 5.5 Paragraph 121 is also relevant, requiring local planning authorities to take a positive approach to applications for alternative uses of land that help meet identified development needs, including healthcare facilities, where this would maintain or improve the quality-of-service provision.

- 5.6 The Local Development Plan supports the provision of health infrastructure as part of creating inclusive, sustainable communities. The Places for Everyone Plan reinforces these principles through Policy JP-D1 (Design Principles), requiring developments to deliver high-quality, inclusive design that supports health and well-being. Policy JP-P6 (Health) specifically seeks to create healthy environments by improving access to healthcare and reducing health inequalities across Greater Manchester.

- 5.7 Paragraph 121 is also relevant, requiring local planning authorities to take a positive approach to applications for alternative uses of land that help meet identified development needs, including healthcare facilities, where this would maintain or improve the quality of service provision.

- 5.8 The proposal accords with Policy JP-P6 (Health) of the PfE, which supports the reduction of health inequality through new development, maximising health and wellbeing and improving health facilities through the provision of new developments, continued enhancement and successful operation of hospitals and greater integration of health and social care.

- 5.9 Policy CF4 of the Bury Unitary Development Plan encourages the development of new and enhanced community facilities, including healthcare services, provided that proposals do not adversely affect local environmental quality or residential amenity. This policy explicitly supports healthcare infrastructure that improves residents' access to essential services, reinforcing the borough's commitment to strengthening community wellbeing.

- 5.10 Policies LP-CM2 and LP-CM4 of the draft Local Plan also support the proposal, stating that the Council will seek to secure the provision of health facilities to address unmet demand, provided that they do not result in unacceptable adverse impacts.

- 5.11 The proposed health centre responds directly to these policy objectives by providing a modern, accessible healthcare facility within the community. Its location and design ensure integration with the surrounding area, supporting sustainable transport and contributing to improved health outcomes. The development therefore accords with the NPPF, The Places for Everyone Plan and Bury UDP policies promoting health infrastructure and sustainable communities.

- 5.12 To ensure continued access to primary healthcare services for the local community, it is essential that a new facility is delivered at this location. The scheme therefore plays a critical role in maintaining healthcare provision and supporting the health and wellbeing objectives set out in national and local planning policy.

Loss of Existing Use

- 5.13 The former library building has been vacant since 2017 and, other than a temporary period supporting health provision, has remained unused. In planning terms, the proposal would replace a long-term vacant community asset with active, fit-for-purpose primary healthcare floorspace, ensuring that the site once again delivers tangible public benefits and essential services to the local community.
- 5.14 At the national level, the National Planning Policy Framework (NPPF) supports decisions that maintain and enhance access to local services that support health and well-being and encourages the efficient use of land in accessible locations, including previously developed sites (brownfield). The NPPF also expects authorities to take a positive approach to alternative uses where they maintain or improve service provision, and to support effective re-use of community service sites where quality is maintained or enhanced. The proposal aligns with these principles by re-using a well-located, previously developed site for health services, thereby improving service quality and accessibility relative to the building's current disuse.
- 5.15 At the Greater Manchester level, the Places for Everyone (PfE) Plan seeks to deliver thriving and healthy communities and requires new development to be supported by necessary social infrastructure. Bringing this under-utilised building back into effective use as a modern health facility directly supports PfE's strategic aim to enhance community infrastructure and improve health outcomes across the conurbation.
- 5.16 At the local level, Bury's development plan places clear weight on protecting and enhancing community facilities. The UDP Community Facilities chapter confirms the role of community facilities (including libraries and health services) as essential infrastructure supporting quality of life, and encourages provision or improvement where there is no unacceptable impact on amenity. Repurposing a vacant library for primary care thereby retains the site in community-serving use, with a strong presumption in favour of re-provision where need is demonstrated. In addition, the emerging Bury Local Plan (Part 2) indicates that the Council will secure the provision of community and health infrastructure to meet identified needs, reinforcing that re-provision for healthcare is consistent with the borough's spatial strategy.
- 5.17 Accordingly, the scheme maintains and improves service provision on a previously developed, accessible site, supports PfE's vision for healthy, inclusive places with the right social infrastructure in the right locations and ensures the site remains in a community-serving use in line with Bury's UDP Community Facilities approach and the emerging Local Plan's focus on health infrastructure.
- 5.18 Given the prolonged vacancy, prior temporary health role, and clear alignment with NPPF, PfE, and Bury policy, the loss of the former library use is justified. The proposal continues community access to

essential services by delivering a high-quality primary healthcare facility that better meets contemporary needs than the obsolete library floorspace it replaces.

Design

- 5.19 The NPPF places significant emphasis on the importance of good design in achieving sustainable development. Paragraph 135 seeks to ensure that developments will function well and add to the overall quality of an area over their lifetime, are visually attractive as a result of good architecture, optimise the potential of a site and create places that are safe, inclusive and accessible.

- 5.20 Policy JP-P1 of Places for Everyone Plan suggests that new developments should aim to create places that are distinctive, visually stimulating, socially inclusive, resilient, adaptable, durable, resource-efficient, safe, functional, convenient, and well-connected. Policy JP-P1 also emphasises that the design of community facilities should be distinctive, responsive to local character, promote social inclusion, and ensure accessibility for all.

- 5.21 Policy CF1/1 of Bury's UDP considers the scale and size of new community facility proposals and Policy EN1 states that the Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment.

- 5.22 Policy LP-BE6 of the draft Local Plan aligns with this policy and sets out similar criteria for the design and layout of new developments.

- 5.23 The application seeks planning permission for the change of use of the existing building to accommodate a new healthcare facility. As part of this change of use, a series of minor external fabric upgrades are proposed, including limited alterations to the facades and roof. These works have been deliberately designed to remain sympathetic to the existing material palette, ensuring continuity with the established architectural character while introducing high-quality, durable finishes that will future-proof the building and bring it up to modern standards. The resulting appearance is contemporary yet respectful, enhancing the street scene without altering the fundamental scale or form of the existing structure.

- 5.24 Overall, the proposed scheme represents a high-quality retrofit and re-use of an existing community building. The upgrades have been carefully considered to ensure that the development complements the character of the surrounding area, with appropriate scale, massing and proportions. The proposals will not give rise to any adverse impacts on the amenities of neighbouring occupiers, with the external envelope changes being modest, sensitive and primarily functional.

- 5.25 Accordingly, it is considered that the change of use and associated external works will not result in any harm to local character or the street scene, and the proposal is therefore acceptable in design terms.

Inclusive Access

- 5.26 The proposed health centre has been designed to ensure full accessibility for all staff and patients, with corridor widths and internal circulation routes designed in accordance with Health Building Note (HBN) 00-04 and full compliance with Building Regulations Part M throughout.

Secure By Design

- 5.27 Paragraph 96 of the NPPF requires development to create safe and accessible environments, where crime and fear of crime do not undermine quality of life or community cohesion.
- 5.28 A Crime Impact Statement (CIS) accompanies this application and confirms that the proposed design incorporates a range of measures to reduce opportunities for crime and anti-social behaviour. Recommendations from the CIS have been integrated into the scheme wherever possible, ensuring the development aligns with both national policy and local security requirements, including Secured by Design principles.
- 5.29 Further detail is provided within the CIS submitted alongside the application, which should be read in conjunction with this section.

Heritage

- 5.30 Paragraph 207 of the Framework states that local authorities should require an applicant to describe the significance of any heritage assets affected by a proposal, including any contribution made by their setting.
- 5.31 The Bury Unitary Development Plan seeks to ensure that development respects local character and townscape. Policies EN1/2 and EN2/1 require proposals to avoid unacceptable adverse effects on the character, appearance and setting of settlements and conservation areas, having regard to matters such as scale, design, materials, landscaping, access arrangements and the relationship with surrounding development. In conservation areas, particular emphasis is placed on preserving or enhancing character and appearance, retaining historic and landscape features, removing dereliction and bringing buildings back into beneficial use, and securing high-quality, sympathetic design.
- 5.32 The Places for Everyone Joint Development Plan Document reinforces these objectives. Policy JP-P1 requires development to contribute to distinctive, visually stimulating and legible places that respect local character, history and identity through appropriate siting, scale, design and materials, and which

are durable and well integrated into their surroundings. Policy JP-P2 seeks the positive conservation, enhancement and enjoyment of the historic environment, including both designated and non-designated heritage assets and their settings, with proposals to be assessed in accordance with national planning policy and an understanding of local heritage significance.

- 5.33 A Heritage Statement has been prepared by Purcel and submitted in support of the application. This concludes that the application site is not located within a conservation area and that there are no designated heritage assets within the application boundary. The report does, however, identify that the site lies adjacent to the All Saints Conservation Area and within the setting of nine non-designated heritage assets, as identified within Bury Council's local list.

- 5.34 The Heritage Statement concludes that the site makes only a minor contribution to the setting of the All Saints Conservation Area and to the ability to appreciate its significance. Owing to buildings position set back within the site and the screening and filtering effect of existing mature trees, the site will remain well screened. As such, the proposed development would result in a neutral impact on the significance of the conservation area as an area of Whitefield's 19th-century development. The refurbishment and reoccupation of the site is also likely to result in a positive overall impact on the wider townscape setting of the conservation area.

- 5.35 The same assessment has been undertaken in respect of each of the nine locally listed buildings. The Heritage Statement confirms that the proposals would not result in any negative impacts on the significance or setting of these non-designated heritage assets.

- 5.36 Overall, the findings of the Heritage Statement demonstrates that the proposals are in accordance with legislative requirements of the NPPF, UDP Policies EN1/2 and EN2/1 and PfE Policy JP-P1 and JP-P2.

Highways Matters

- 5.37 Paragraph 109 of the NPPF requires that transport considerations are integrated early in scheme design, addressing movement patterns, community engagement, impacts, and opportunities for sustainable travel and environmental benefits. In addition, Paragraph 115 emphasises prioritising sustainable transport modes, ensuring safe access, following national design guidance, and mitigating significant transport impacts through a vision-led approach.

- 5.38 Paragraph 118 of the NPPF highlights that all developments that generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment. This is required to assess the likely impacts generated by the proposed development. This is supported by paragraph 117 of the NPPF which also expresses that development proposals should seek to create places that are safe, secure and attractive, reducing conflict between pedestrians, cyclists and vehicles. As such,

proposals should seek to address the needs of people of varied mobility and allow for the efficient delivery of goods and servicing requirements.

5.39 Places for Everyone Plan Policy JP-C8 (Transport Requirements of New Development) sets out transport requirements for new developments to deliver high quality, attractive, liveable and sustainable environments, which include the following aspects that are considered relevant:

- Connectivity and permeability: prioritising safe and convenient access to the site for all users, ensuring that the layout, design, and landscaping of development prioritises sustainable transport modes, and provide safe, secure, and attractive access to local services and facilities for pedestrians, cyclists and people with a disability, that are both visually and physically connected to the site and surrounding built environment.
- Design: Reduce the need to travel by ensuring that community facilities, services and amenities are provided within the site or within walking distance of new development.
- Parking Infrastructure: Making adequate car parking provision, including for disabled drivers and passengers, ensuring that car parking provision is well integrated and unobtrusive, incorporating enough secure and covered cycle parking to meet long-term demand in a convenient location and provide associated facilities where appropriate.
- Construction Management: Ensuring Construction Management Plans are produced for developments, where appropriate, to mitigate construction logistics and environmental impacts including air quality and noise on the surrounding area and encourage sustainable deliveries.
- Transport Assessments: Planning applications will be accompanied by a Transport Assessment / Transport Statement and Travel Plan where appropriate, in order to assess impacts and determine the most appropriate mitigation on the SRN and local transport network.

5.40 Similarly, the draft Local Plan promotes sustainable transport by encouraging active travel and public transit, supporting accessible infrastructure, and ensuring development minimises transport impacts with necessary improvements.

5.41 A Transport Statement and Travel Plan, prepared by Curtins, accompany the submission and should be read in conjunction with this section of the Planning Statement. The proposed development increases the total number of parking spaces on site, improves the pedestrian permeability across site and includes cycle storage.

Access

- 5.42 Vehicular access to the site will remain as per the existing arrangement, utilising the established priority junction with Pinfold Lane.
- 5.43 Pedestrians and cyclists will access the site via the same primary route as vehicles, supported by the provision of approximately 2-metre-wide footways throughout the site. This ensures safe, legible and inclusive movement for all users, consistent with best-practice design principles.

Trip Generation

- 5.44 The Transport Statement assesses the impact of the proposed development on the local highway network. The assessment confirms that the development will not result in any material impact on the operation or safety of the surrounding highway network. On this basis, it is considered that no detailed junction or network capacity assessments are required to support the proposals.

Parking

- 5.45 Paragraphs 112 and 113 of the NPPF set out the Government's approach to local parking standards. They require local planning authorities to take account of a site's accessibility, the type and mix of development, public transport availability, and local car ownership levels when setting or applying parking standards. Maximum parking standards should be used only where there is a compelling justification for managing pressure on the local road network.
- 5.46 In terms of local policy, Places for Everyone Plan Policy JP-C8 and UDP Policy HT2/4 require development proposals to make adequate provision for car parking and servicing. Further guidance is provided within Supplementary Planning Document 11: Parking Standards in Bury (July 2025), which sets out detailed requirements for parking provision across development types.
- 5.47 Given the site's location within a highly sustainable area, the parking strategy appropriately adopts a 'car-lite' approach, providing 24 on-site parking spaces. This represents a balanced response to the site's accessibility and the emphasis on sustainable travel. The parking accumulation assessment undertaken by Curtins, contained in Section 7.3 of the submitted Transport Statement, confirms that the level of parking proposed is sufficient to accommodate anticipated demand, without reliance on overspill parking.
- 5.48 To ensure inclusive access, four parking spaces are designated for Blue Badge holders. In addition, three spaces will be equipped with electric vehicle (EV) charging points, meeting both local policy expectations and national sustainability objectives.
- 5.49 The proposals also make provision for 20 cycle parking spaces, exceeding minimum cycle storage expectations for a development of this scale. Four short-stay cycle spaces will be located adjacent to the main entrance, with a further 16 long-stay spaces positioned at the rear of the building, including

eight staff-only secure spaces. All cycle parking will be covered, and wayfinding signage will be provided to direct cyclists from the frontage to the rear when front spaces are full.

- 5.50 On the basis of the above, it is concluded that the proposed development provides an appropriate level of car and cycle parking, proportionate to the site's sustainable location and operational needs, and will prevent overspill parking onto the surrounding highway network.

Refuse and Recycling

- 5.51 Refuse collection will be undertaken from Pinfold Lane, consistent with existing servicing arrangements for nearby residential properties.
- 5.52 A dedicated, secure bin store is located to the rear of the building. The building management team will be responsible for transferring bins to the designated collection point adjacent to the highway on collection days and returning them to the bin store thereafter, ensuring waste is managed efficiently and without detriment to the public realm.
- 5.53 The proposed site layout has been designed to accommodate the movements of a refuse vehicle measuring 9 metres in length. The layout allows for the vehicle to enter, turn and exit the site in a forward gear.
- 5.54 Further details on refuse collection and servicing arrangements are provided within the Servicing Management Plan (Curtins Document Reference: 087132-CUR-XX-XX-T-TP-00003), which accompanies the application and should be read alongside this assessment.

Summary

- 5.55 The transport and parking provision on site has been carefully considered by the applicant in order to provide meaningful improvement from the existing baseline position at the site, delivering a sustainable provision of car parking and encouraging the use of travel by other modes outside the private car.
- 5.56 This sentiment is echoed by the conclusions of the Transport Assessment which confirms there is a wide range of opportunities to travel to / from the site by sustainable modes and that the proposals are actively seeking to improve the active travel on-site and within the surrounding area. The Transport Assessment concludes that the proposals offer ample opportunity for travel by non-car modes for future residents.
- 5.57 In conclusion, it is considered that the development is acceptable from a transport perspective.

Flood Risk and Drainage

- 5.58 Chapter 14 of the NPPF states that due consideration must be given to flooding risk both on and off site as a result of development. Places for Everyone Plan Policy JP-S4 (Flood Risk and the Water Environment) requires proposals to be located and designed to minimise the impacts of current and future flood risk, among other criteria.
- 5.59 As previously set out, the site is located within Flood Zone 1 demonstrating a low probability of flooding. A Flood Risk Assessment (FRA) and Drainage Strategy, prepared by Curtins, accompanies the proposals. The FRA confirms that the development can be constructed and operated safely without increasing the risk of flooding elsewhere. In this way, and as a result of this conclusion, the proposals are considered to be fully in accordance with National Planning Policy.
- 5.60 The FRA further outlines that the proposed development will mitigate against flood risk through the utilisation of the sustainable drainage strategy. A sustainable surface water drainage strategy has been developed in accordance with the SuDS hierarchy. Infiltration SuDS are anticipated to be non-viable due to the presence of clay. There is no watercourse within or adjacent to the site and there are no surface water sewers within the vicinity of the site. Accordingly, it is proposed to reuse the existing connection to the combined public sewer.
- 5.61 Surface water runoff will be attenuated on-site using a combination of permeable paving, attenuation tanks, and a Hydro Brake flow control, with controlled discharge to the existing combined sewer located in Pinfold Lane. It is proposed that the surface water from the existing building will be discharged at rate of 5l/s.
- 5.62 Foul water from the development will discharge to the existing foul sewer infrastructure. United Utilities has confirmed in their pre-development enquiry response that they have no objection to discharging foul water at an unrestricted discharge rate to the public sewer within Pinfold Lane utilising the existing connection.
- 5.63 Based on the above, it is considered that the proposed development is acceptable in terms of flooding matters.

Energy and Sustainability

- 5.64 The NPPF clearly outlines the role which planning places in minimising the impacts of climate change. Paragraph 8 of the NPPF identifies the adaption and mitigation of new development to climate change as a key aspect of environmental sustainability, in regard to sustainable development, helping to move towards a low carbon economy.

- 5.65 Places for Everyone Policy JP-S1 (Sustainable Development) states development should aim to maximise its economic, social and environmental benefits simultaneously.
- 5.66 Policy JP-S2 (Carbon and Energy) of the Places for Everyone Joint Development Plan seeks to ensure that new development contributes to the transition to a carbon-neutral Greater Manchester by minimising energy demand, improving efficiency, and supporting the decarbonisation of heat and power systems.
- 5.67 The application is supported by an Energy Statement prepared by Silcock Leedham Consulting Engineers which sets out which selected energy efficiency, low carbon and renewable energy measures have been considered and could be incorporated into the development.
- 5.68 The Energy Statement confirms that the proposed energy efficiency measures include high levels of fabric insulation, high-quality glazing, improved air tightness, low-energy lighting throughout, together with photovoltaic panels and air source heat pumps to meet hot water and space heating demand.
- 5.69 The proposals have been designed to a modern specification consistent with current NHS estate standards, ensuring compliance with the latest Building Regulations (Approved Document Part L 2021) and relevant NHS Health Technical Memoranda (HTMs) and Health Building Notes (HBNs). These standards require a high level of thermal performance and energy efficiency, ensuring that the new facilities operate efficiently and sustainably.
- 5.70 It is also considered that the Proposed Development is deemed sustainable from a transport perspective. The Site is located within a highly sustainable location with local amenities being accessible by active transport modes such as walking and cycling. In addition, the Site is highly accessible by sustainable public transport modes, limiting potential emissions generated from vehicular travel. This is in line with Policy JP-S5: Clean Air within the recently adopted Places for Everyone (2024) plan which notes development should be located in areas that maximise the use of sustainable travel modes and be designed to minimise exposure to high levels of air pollution.
- 5.71 On this basis, the proposed development is considered to minimise energy demand, reduce carbon emissions and maximise economic, social and environmental benefits simultaneously.

Amenity Impacts

- 5.72 Paragraph 198 within the NPPF sets out that policies and decisions should aim to minimise the potential negative impacts resulting from noise produced by the new development. It comments on the importance of developments working to avoid the adverse impact noise can have on health and quality of life.

- 5.73 Noise considerations are recognised locally within Places for Everyone Plan Policy JP-D1 which sets design principles that safeguard the amenity of existing and future occupants, addressing privacy, noise, and visual impact. Places for Everyone Plan Policies JP-P1 and JP-S6 reinforce this by promoting healthy, inclusive environments and mitigating adverse effects on living conditions.
- 5.74 Similarly, Policy CF1/1 of Bury's UDP, states that the location of new community facilities should consider the impact on residential amenity and the local environment, with UDP Policy H3/1 and UDP Policy EN7/2 seeking to restrict development that would lead to an unacceptable noise nuisance to nearby occupiers and/or amenity users. UDP Policy H2/4 requires applications for conversion to have regard to the effect on the amenity of the neighbouring properties through noise, visual intrusion, the position of entrances, impact of parking areas, extensions and fire escapes.
- 5.75 An Environmental Noise Assessment was undertaken by Ion Acoustics to establish baseline noise conditions and assess the impact of the proposed Uplands Medical Centre development.
- 5.76 Noise modelling was undertaken to predict levels from the external plant area at the nearest sensitive receptors. The assessment concluded that, with mitigation, plant noise will meet required limits. Accordingly, the proposed development includes acoustic louvres to the plant.
- 5.77 The Environmental Noise Assessment demonstrates that scheme incorporates mitigation measures to prevent unacceptable noise impacts on sensitive receptors, and the proposed development complies with relevant local and national planning policy requirements as well as BS 4142, HTM 08-01 and BREEAM requirements. Noise does not present a constraint to the development.
- 5.78 The assessment therefore concludes that the noise emissions from the proposed new plant items would comply with the Council's requirements without any additional mitigation measures than those proposed. The proposed development is not considered to have any negative amenity impact on surrounding residential uses.
- 5.79 The noise assessment concludes that the site is suitable on noise grounds and that planning may be granted subject to the inclusion of suitable noise conditions. In this way, it is considered that the proposals are wholly acceptable from a noise amenity perspective.
- 5.80 An External Lighting Layout Plan has been provided, which indicates the location and luminance levels of the proposed lighting at the site.
- 5.81 The proposal has been designed to consider and protect neighbouring residential amenity and complies with the relevant policies.

Ventilation

- 5.82 A Ventilation Statement has been prepared by Silcock Needham in support of the proposed health facility.
- 5.83 The building has been designed to utilise natural ventilation wherever appropriate, primarily within consulting rooms where occupancy levels are low and openable windows can provide sufficient airflow. In areas where natural ventilation is not feasible, a mechanical ventilation strategy is proposed. This will be delivered through ceiling-void mounted supply and extract units incorporating air-to-air plate heat exchangers to enable energy-efficient heat recovery.
- 5.84 All main air-handling plant and associated ductwork are located entirely within the building, ensuring there is no external plant or exposed ductwork. External louvres are positioned discreetly on the south and west elevations and have been sensitively located to minimise any impact on the surrounding townscape.
- 5.85 The ventilation strategy is fully compliant with Building Regulations Part F (Ventilation) and Part L (Conservation of Fuel and Power), ensuring high standards of indoor air quality, energy efficiency, and environmental performance. The approach also incorporates measures to limit noise, odour, and other environmental impacts, supporting sustainable development objectives and aligning with relevant local and national planning policies.
- 5.86 The proposed systems are appropriate for a primary healthcare environment, providing adequate fresh air, extract capacity, and thermal comfort for staff, patients, and visitors. Ventilation and extract louvres have been carefully designed and located to avoid air recirculation, maintain separation from openable windows, and reduce visual prominence. No significant odour emissions are anticipated, and acoustic mitigation has been incorporated to ensure the development does not adversely affect nearby properties.

Ecology

- 5.87 Chapter 15 of the NPPF focuses on 'conserving and enhancing the natural environment' as such, Paragraph 192 highlights the importance of protecting and enhancing biodiversity and geodiversity by safeguarding local wildlife rich habitats and wider ecological networks; and promote the conservation, restoration and enhancement of habitats, ecological networks and the protection of species.
- 5.88 The 2024 update of the Environment Act 2021 introduced a requirement for 10% Biodiversity Net Gain (BNG) to be provided accompanying each development application. This requirement has been reflected in the draft Local Plan Policy LP-GI6, which requires development to provide measurable BNG of no less than 10%.

- 5.89 Places for Everyone Policy JP-G8 (A Net Enhancement of Biodiversity and Geodiversity) also seeks a measurable net enhancement of biodiversity and geodiversity through habitat improvement, requiring developments proposals to follow the mitigation hierarchy, avoid habitat fragmentation, and achieve at least 10% net gain, ensuring long-term management informed by ecological assessments.
- 5.90 A Preliminary Ecological Assessment (PEA) has been submitted in support of the proposals. The PEA concludes that there are no habitats of international, national, county or local importance that would be directly affected by the proposals. The PEA goes on to state that the site is of overall low ecological value with the species recorded described as common or abundant and are found in similar places across much of Britain.
- 5.91 Both onsite buildings were subject to an internal inspection, during which no evidence of bats was found and no internal features suitable for roosting were identified. These findings support the external building assessment, which concluded that the buildings offer low suitability for roosting bats.
- 5.92 Although the buildings themselves offered low roosting potential, desk-study records indicated bats are present within the wider locality. To address this context and to confirm that bats were not using the structures, a Bat Emergence/Re-entry Survey (BERS) was undertaken as a precautionary validation exercise alongside the internal inspections.
- 5.93 In light of the low suitability classification, a single dusk activity (emergence) survey was considered proportionate and sufficient to verify the likely absence of roosts within the buildings. This approach ensures survey effort is commensurate with risk while still providing adequate evidence to inform decision-making.
- 5.94 Bat activity across the site was consistently low and primarily involved common pipistrelle (*Pipistrellus pipistrellus*). Occasional commuting passes were noted throughout the survey period as well as foraging intermittently above the buildings and tree lines. No entries to the building were recorded.
- 5.95 The PEA recommends standard precautionary ecological measures during vegetation clearance, including checks for nesting birds. It also advises the incorporation of a sensitive lighting strategy to avoid disturbance to bats and other nocturnal fauna, along with bat and bird boxes to deliver ecological enhancement in accordance with best practice and national guidance.
- 5.96 Overall, the PEA concludes that there are no overriding ecological constraints that would prevent the redevelopment of the site or preclude the granting of planning permission.
- 5.97 A Biodiversity Net Gain (BNG) Assessment has been prepared by Arbtech in accordance with the Environment Act 2021, statutory BNG requirements and the relevant national metric. The assessment

considered both the baseline habitats and the proposed enhancement measures shown on the Landscaping Plan.

- 5.98 The BNG Assessment confirms that the site cannot achieve a 10% Biodiversity Net Gain within the red line boundary, owing to spatial limitations and the operational floorspace requirements of the health centre. While the landscaping scheme includes new planting and ecological enhancements, these measures do not meet the statutory BNG uplift. The shortfall will therefore be addressed through the purchase of off-site biodiversity units, secured via an appropriate legal mechanism, in full accordance with the Environment Act 2021 and national BNG guidance. This ensures that the development will deliver measurable, enforceable net gains.
- 5.99 The proposed BNG strategy is compliant with the Environment Act 2021 and aligns with relevant local and strategic policy. Through a combination of on-site habitat creation and off-site compensation, the development will deliver a policy-compliant 10% net gain and secure long-term ecological enhancement.

Arboriculture

- 5.100 Places for Everyone Policies JP-G6 (Urban Greenspace) and JP-G7 (Trees and Woodland) emphasise the importance of securing urban green space in improving residents' quality of life and increasing provision of street trees within urban areas.
- 5.101 Places for Everyone Policy JP-G7 mandates that developments resulting in the loss of existing trees must provide two replacement trees for every tree removed. Where compliance with this ratio is not possible, alternative measures to enhance the character, quality, and biodiversity of the treescape are recommended.
- 5.102 An Arboricultural Impact Assessment has been prepared by Urban Tree Management. The site is not located within a Conservation Area and none of the trees on the site are covered by a Tree Preservation Order (TPO); however, trees are a material consideration in the determination of this planning application.
- 5.103 The submitted Arboricultural Impact Assessment confirms that the proposed scheme will require the removal of low-quality Category C groups that fall directly within the footprint of the new GP surgery building and associated hard landscaping. These include G010, G013, which are of suppressed form, limited condition, and low long-term contribution. Their removal is necessary to facilitate the development and does not result in the loss of any high-value arboricultural features. Owing to the site constraints and to ensure the long-term health of the existing trees no replacement planting is proposed.

- 5.104 The proposed development requires the pruning of a small number of trees on the site. All pruning will be carried out in accordance with BS 3998:2010, ensuring that the trees underlying visual appearances and conditions will not be undermined to any particular degree.
- 5.105 The assessment reviews potential impacts from construction activities. The report notes that these incursions can be managed through precautionary methodologies consistent with BS 5837:2012.
- 5.106 The proposed development is considered to have the capacity to sufficiently protect the retained and off-site trees, on the basis that the arboriculturist remains involved throughout the remaining design phases and thereafter oversees works relating to implementation.
- 5.107 The report concludes that, with adherence to the recommended tree protection measures and appropriate construction precautions, the proposed development will not give rise to significant adverse arboricultural impacts. The retained trees can be successfully protected throughout the works.
- 5.108 The proposals are therefore in line with UDP policies EN6/3 and E8/2, PfE policies JP-G7 and JP-G8, along with Section 15 of the NPPF.

Ground Conditions

- 5.109 At a national level, NPPF Paragraph 196 states that planning decisions should account for ground conditions and any risks arising from land contamination, including risks from former land uses.
- 5.110 A Phase 1 Ground Site Assessment and Phase 2 Geo-Environmental Report, prepared by Curtins, have been undertaken for the proposed development and provided alongside this application. The assessment reviewed historical land uses, potential sources of contamination, and existing site conditions to identify any risks to future occupants or construction workers.
- 5.111 The report concludes that no significant ground constraints were identified that would render the site unsuitable for development. It confirms that industry-recognised standards and best practice measures will be applied during the construction to manage any potential risks.

Digital Connectivity

- 5.112 Policy JP-C2 (Digital Connectivity) of the Places for Everyone Plan requires all new development to provide full-fibre connections to individual premises, unless such provision is demonstrated to be infeasible or unviable. The policy also encourages the incorporation of future-proofed digital infrastructure, including multiple-ducting to support long-term resilience and adaptability. In addition, JP-C2 supports the provision of free, secure, high-speed public Wi-Fi in areas of high footfall as part of delivering digitally inclusive places.

5.113 In line with this policy direction, the proposed development will be served by a fully functioning fibre-to-the-premises (FTTP) connection, ensuring that both staff and patients benefit from reliable, high-capacity bandwidth suitable for modern healthcare operations. This is particularly important for clinical environments, where digital connectivity underpins telehealth, appointment management, electronic records, remote diagnostics, and integrated care pathways. The building's refurbishment works also ensure that digital infrastructure is embedded in the fabric of the building from the outset, supporting long-term operational efficiency and the ability to adopt future technologies as standards evolve.

6. SUMMARY

- 6.1 This full planning application proposes the change of use the existing building to provide a new health centre with parking, landscaping and associated works. Once complete, the surgery currently operating from the existing Uplands Medical Centre will transfer across to the new and improved facility. The proposals have been developed in conjunction with the existing surgery, as well as NHS Greater Manchester Integrated Care Board.

- 6.2 Sections 70 (2) of the Town & Country Planning Act 1990, and 38(6) of the Town and Country Planning Act 2004 (The Act), require that proposals are determined in accordance with the development plan unless material considerations indicate otherwise.

- 6.3 Having assessed the proposals against relevant national and local planning policy, it is considered that the proposals accord with the necessary policy requirements and therefore should be approved without delay.

- 6.4 The proposals will deliver substantial social, economic and environmental benefits through the provision of this new healthcare facility and will be delivered on a fully brownfield site making efficient use of land close to Whitefield Town Centre, a sustainable location.

- 6.5 The loss of the existing use and provision of a new health centre fully accords with the objectives of the Development Plan, supporting improved healthcare infrastructure.

- 6.6 The proposed health centre will not adversely affect the capacity or safety of the local highway network. Adequate parking and cycle provision have been incorporated, ensuring compliance with transport policies.

- 6.7 The accompanying Drainage Strategy and Flood Risk Report confirms that the development will not be at risk of flooding or increase flood risk elsewhere. Surface water drainage will be managed in accordance with best practice.

- 6.8 The proposed development would deliver a highly sustainable building in terms of operational energy use. The Reduction in the buildings U-values and the provision of PV panels and air source heat pumps

- 6.9 Landscaping across the site would ensure the site is suitably 'greened' and provides appropriate ecological and arboricultural mitigation and enhancement.

- 6.10 This Planning Statement and supporting documents demonstrate that the proposal complies with relevant Development Plan policies, aligns with national planning policy, and is supported by material considerations.
- 6.11 The proposals will make an important contribution towards health infrastructure in the borough and meeting Whitefield's health needs both now and in the future. The proposals will provide a modern healthcare facility to support the population of Whitefield and should be supported.

A. APPENDIX 1

Title	Prepared By
Documents	
Application Form, Fee, Certificates and Notices	NHS Property Services Ltd.
Supporting Planning Statement	NHS Property Services Ltd.
Design and Access Statement	Gilling Dodd Architects
Acoustic Assessment	Ion Acoustics
Arboricultural Impact Assessment	Urban Tree Management
Bat Emergence and Re-entry Survey	Arbtech
Biodiversity Net Gain Assessment including Matrix	Arbtech
Crime Impact Statement	Graphite Security
Digital Connectivity Statement	NHS Property Services Ltd.
Environmental Standards Statement / Energy Statement	Silcock Leedham Consulting Engineers Ltd.
Flood Risk Assessment including Drainage Strategy and associated drawings	Curtins
Heritage Impact Assessment	Purcell
Lighting Strategy	Netzo
Phase 1 Geo-Environmental Assessment	Curtins
Phase 2 Geo Environmental Assessment	Curtins
Preliminary Ecological Assessment	Arbtech
Servicing Management Plan	Curtins
Transport Statement	Curtins
(interim) Travel Plan	Curtins
Ventilation Statement	Silcock Leedham Consulting Engineers Ltd.
Drawings	
Location Plan	Gilling Dodd Architects
Existing Site Plan	Gilling Dodd Architects
Proposed Site Plan	Gilling Dodd Architects
Existing Floor Plans	Gilling Dodd Architects
Proposed Floor Plans	Gilling Dodd Architects
Existing Elevations	Gilling Dodd Architects

Proposed Elevations	Gilling Dodd Architects
Existing Roof Plan	Gilling Dodd Architects
Proposed Roof Plan	Gilling Dodd Architects
Proposed Sections	Gilling Dodd Architects
Proposed Boundary Treatment	Gilling Dodd Architects
Proposed Landscaping Plan	Ileriad