

Planning Policy Comments

Application No: 69590

Location: Land bounded by Bolton Road, Harper Fold Road and Canute Street, Radcliffe, Manchester, M26 3BX

Proposal: Erection of building comprising of 3 no. commercial units (Class E) at ground floor with 2 no. flats at first floor (Class C3) with associated car parking and external works

Employment

Policy EC4/1 of Bury's Unitary Development Plan supports proposals for small businesses, subject to ensuring the scale of development is appropriate and the use is environmentally compatible with the surrounding area and the proposal does not conflict with other policies and proposals.

The principle of the proposal is therefore in conformity with UDP policy EC4/1.

Open Land

Policy OL3/1 states that development will not be permitted where it would lead to the loss of urban open space which provides:

- valuable visual amenity;
- valuable wildlife habitats, corridors and links;
- important outlets for recreation; or
- a buffer between incompatible uses or a link between other open land areas.

The application site does not currently perform any of these functions and therefore the application would be in conformity with UDP policy OL3/1.

Places for Everyone (PfE)

The Places for Everyone Joint Development Plan Document (PfE) is a joint plan covering nine of the ten Greater Manchester districts, including Bury, and is intended to provide the overarching framework to strategically manage growth across the boroughs. PfE was published in August 2021 and subsequently submitted to the Secretary of State in February 2022. Inspectors have been appointed to carry out an independent examination of the Plan with the hearing sessions commencing in November 2022 and were concluding in July 2023. The examination of the plan is on-going.

Whilst PfE cannot be given full weight until it is adopted, its advanced stage of preparation means that it is now considered reasonable that the Plan (as proposed to be modified) should be given weight in the decision-making process in line with paragraph 48 of the National Planning Policy Framework.

Consequently, the principle of this application has been considered against the Plan (as proposed to be modified). However, the principle of this proposal does not give rise to any conflict with PfE policies.

Officer: FS/DW

Date: 13/11/2023