



Housing Density Statement

Proposal: Conversion of the first and second floors of an existing building into 6 apartments.

Location: 150 Heywood Street, Bury, BL9 7DY

Date: 25/07/2025

Policy Context:

Policy JP-H4 of the Greater Manchester Places for Everyone Development Plan requires that residential development be delivered at a density appropriate to the location. In accessible urban areas, higher densities are encouraged to ensure efficient land use and support for local services. Lower densities may be accepted in locations where specific site constraints, landscape considerations, or green infrastructure policies apply.

Site Description:

The application site at 150 Heywood Street is a three-storey, mixed-use building located in a well-established urban area of Bury. The site is highly accessible, with close proximity to local services, shops, schools, and public transport links, including bus routes connecting to Bury Town Centre.

The proposal seeks to convert the existing first and second floor office and storage areas into 6 no. self-contained residential apartments. The ground floor retail units are to be retained in their current use.

Proposed Density Calculation:

Site Area (in hectares)	0.041
Density Per Hectare	29
Calculated Density of Site	120
Number of Residential Units Proposed	4.8
	6

Conclusion:

A proposed density of **120 dph** is considered wholly appropriate for this urban location. The development is within a built-up area where higher densities are consistent with surrounding residential patterns and supported by existing infrastructure. The scheme contributes positively to local housing supply through the efficient reuse of existing, underutilised floorspace without the need for additional land take or significant new build. There are no landscape or environmental constraints on site that would necessitate a lower density.