

TRAVIS PERKINS DEPOT
Bury and Bolton Rd,
Radcliffe,
Manchester M26 4FP

GREEN BELT STATEMENT

Prepared by
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Ref 8567/corr/

1. Introduction

1.1 This Green Belt Justification Statement has been produced to support Travis Perkins planning application to amend the external layout of an existing buildings merchants' yard, including traffic management alterations and relocation/additional external storage/racking up to 5.5m high. New welfare cabin.

1.2 This statement has been prepared by MJMCE Ltd

2 The Application Proposal

2.1 The proposals are shown in more detail on drawings submitted with the application

2.2 The existing building has a GEA of 519m²

2.3 The proposed welfare cabin has a GEA of 15m²

2.4 The percentage increase in GEA on site will be 3%

3 National Planning Policy Framework and Bury Council Unitary Development Plan

3.1 NPPF Paragraph 149

- The proposed development is on land already developed.
- The proposed development will not cause a greater impact on the openness of the Green belt than the existing development.

3.2 UDP Policy OL1

- The whole of the development is contained within an existing developed site so there is no encroachment into the countryside.

4 Green Belt Justification

4.1 The proposals are not an inappropriate development at an increase in GEA on the site will be 3% of the existing building size.