

**Ward:** Radcliffe - East

Item 06

**Applicant:** Miss Hannah Kaikal

**Location:** 21 Church Street East, Radcliffe, Manchester, M26 2PG

**Proposal:** Change of use of ground floor to 7 bedroom House in Multiple Occupation (Sui Generis); Single storey rear extension; Alterations to include new windows and doors

**Application Ref:** 70136/Full

**Target Date:** 15/01/2024

**Recommendation:** Approve with Conditions

**This application has been referred to Planning Control Committee as the proposal is subject to more than 2 objections.**

### **Description**

The proposal relates to the former Papermakers Arms, which used to immediately oppose the main entrance into East Lancashire Paper Mill and was framed by traditional terraced dwellings on all sides (now largely demolished). The building ceased operating as a public house many years ago and there have been intervening unauthorised uses since its closure, including as a gym with pharmacy.

The existing building is two storey with brick elevations and a tile roof, with single storey additions on the north side that project into the private curtilage which is enclosed by a high brick wall and there is dropped kerb access into this area from Cock Clod Street. There is a two bedroom flat at first floor. The entire building is presently vacant.

The site is flanked by a disused car park to the south-west that will become a landscaped open space associated with the ongoing construction of a residential development for 27 dwellings (planning permission 67965), traditional terraced dwellings to the north and the presently vacant site of the former East Lancashire Paper Mill to the east and south, across Cock Clod Street and Church Street East (currently subject to an undetermined reserved matters application relating to the development of 400 dwellings).

The site falls within the Radcliffe East Employment Generating Area and the Inner Radcliffe Housing Improvement Area in the Bury Unitary Development Plan (UDP). The site falls within Flood Zone 2.

The proposal is for the change of use of ground floor to 7 bedroom House in Multiple Occupation (HMO), single storey rear extension (following demolition of the existing rear extensions) and other alterations to include new windows and doors. The rear curtilage would be split for separate usage of the occupants of the existing first floor flat and the proposed ground floor HMO and a secure cycle storage outbuilding would be installed with storage space for 6 bicycles. No off-street parking would be provided.

The proposal is supported by a Design and Access Statement and a further statement that provides greater detail on the type of accommodation to be provided. It states that the aim for the property is to provide a Co-living standard of attractiveness (Co-living is where the accommodation is of a modern high quality shared living experience where the accommodation affords things such as personal en-suites, double sized room standards for single occupants, home working facilities built in, high spec kitchens and therefore longer

expected tenancies).

### **Relevant Planning History**

No relevant history.

### **Publicity**

Direct neighbour notification letters sent 28/11/2023.

Site notice erected 30/11/2023.

18 representations have been received raising objections that can be summarised as follows:

### **Councillor A Booth**

The prolific number of single person accommodation/HMO's is already unmanageable in this area.

The negative impact on health services in an area with the highest mortality rate and a town with no leisure facilities.

It is difficult to understand this application fully, without knowing the plans for the upstairs area of the building. Potentially this 7-bed ground floor could accommodate 14 adults.

I appreciate that the residential area upstairs does not require change of use to residential like the downstairs does, but one can only assume that upstairs will become yet more bedrooms and therefore a much bigger prospect than the 7 bed accommodation being proposed.

Ultimately, if 5 or more double bedrooms are created upstairs, there could be upwards of 25 individuals, living in this building.

HMO standards for bedroom sizes are, 6.5sqm for person over the age of ten and 10.2sqm for double occupancy. As all of these bedrooms are larger than 10.2sqm, it would seem that the owner is either very generous or intends to rent these as double rooms.

The communal living area shows one sink and one hob which does not seem a reasonable facility for 7 individuals/7 couples (assuming upstairs has its own kitchen).

There are 7 dining chairs and 6 other chairs depicted which also does not seem enough if these are indeed double rooms (and upstairs has its own lounge/diner).

The application states they will be using the main sewer but contradicts itself by saying they won't be connecting to the main drain.

The application also states that there is no water nearby, that may affect the development. The River Irwell is 100m away and has history of flooding.

The plans show 4 refuse bins in the back yard. This is the standard for an ordinary family home where meals etc. are shared. 7-12+ individually rented rooms will generate far more waste than a single family. As this is a commercial enterprise, they should have commercial waste bins to avoid fly tipping and rats.

If this development is approved, it will have to be a registered HMO due to its size. I am not confident that Bury MBC have the capacity to ensure any HMO in the area is managed to a high standard, as they already have a number of registered HMO's that are currently out of licence. Radcliffe has a significant number of single occupancy smaller HMO's, and single person accommodation with many more in the pipeline. It absolutely does not need any more of this type of development.

This building is situated in the middle of family homes where local amenities are scarce. The plan to build hundreds of homes directly opposite would suggest that this building should be

retained as a community facility (pub or food shop) of some description. There are no good quality amenities for new families moving in, or for those already living here.

The property does not own the adjacent car park which is a space known for anti social behaviour, as are the areas around the site. Fly tipping and illegal activity are a daily occurrence. When the East Lancs Papermill site is built on, this building may find itself, with no street parking, on the corner of an access road into a development of family homes, which would put it at odds with its neighbours. HMO's tenants are by their nature a transient population and unlikely to contribute to our community.

### **Councillor Carol Birchmore**

I am assuming from the proposed size of the bedrooms that the majority or all the bedrooms will be double bedrooms which could potentially result in 14 new residents to the area.

This proposed development is close to the centre of Radcliffe. Radcliffe town centre has an index of multiple of deprivation of 1 which means that it is in 10% most deprived areas in the country.

According to the Census 2021 data released by the Office of National Statistics, 39.6% of all accommodation in Radcliffe town centre is flats, maisonettes or apartment buildings compared to an average of 14.3% for Bury MBC as a whole. There is a significantly higher number of 1 and two bedroom properties compared to the average number for Bury MBC (19.3% compared to 8.9% one bedroom and 52% compared to 29.1% for two bedrooms).

The general health of the residents in the area is lower than the average for Bury which means that the support services in the area are already struggling to meet demand. A significant number of residents living in the town centre are reliant on some kind of benefit, health and welfare services and support offered by the voluntary sector all of which appear to be struggling to keep up with demand.

The area already has a number of HMOs in properties close to this one as well as a much higher percentage of social housing.

The site bordering this proposed development has been earmarked for building over 400 homes as part of the redevelopment of the East Lancashire Papermill site. The development of this site will hopefully bring some much needed affordable 3 bedroom family homes. The site is close to the new development by Great Places Housing of 3 bedroom family homes at Cock Clod Street and so while the site may currently appear to be relatively isolated it will soon be located within an important new development.

The plans show that owner has not purchased the car park next to the site so the footprint of the land on which the development is to take place is very restrictive with no facility for any off-street parking. It should be noted that many of the surrounding roads are permit parking only and demand for parking is likely to increase in this area with the completion of the 20 apartments which make up part of the Great Places Development.

The area close to the proposed development consist of 2 and 3 bedroom terraced housing and residents have expressed concerns about the potential noise and the risk of antisocial behaviour a seven bedroom HMO could bring. Residents have already experienced problems with some of the industrial operations in the area and will undoubtedly experience significant disruption when larger scale building commences on the East Lancashire Paper Mill site.

Given the issues outlined above it should be questioned whether this is a suitable location for a HMO of this size.

## Other third party representations

### **Highways and traffic**

There is no provision for parking and the proposed development of 400 homes on the East Lancs Papermill site would create congestion and reduced air quality in the area.

There is only one (vehicular) entrance into the area, which is already choked with traffic at busy times and there will be a new school that will add additional traffic, which would be a potential danger to young students.

When the East Lancs Papermill site is built on, this building may find itself, with no street parking, on the corner of an access road into a development.

### **Amenity**

A HMO may generate anti-social behaviour and the area has enough HMO's and the site is adjacent to family housing, new proposed housing, including on the former papermill site and walking routes.

HMO tenants are transient and unlikely to contribute to our community.

The lack of waste and recycling provision will impact on rubbish and fly-tipping and affect the Council's achievement of net zero.

There is drug use and high crime in the area that doesn't need encouraging.

As the proposed room sizes far exceed the minimum standards, these could be occupied as double or family rooms, putting the capacity to over 20. Therefore, the communal areas do not seem adequate.

The communal living area shows one sink and one hob, which does not seem a reasonable facility for 7 individuals /couples and there aren't enough dining chairs indicated.

They should have commercial waste bins to avoid fly tipping and rats.

### **Planning policy**

Having regard to the size and type of accommodation proposed, the proposal should be considered with respect to the on-going Radcliffe Strategic Regeneration Framework.

### **Drainage and flooding**

No flood statement has been submitted when the site falls within an area of flooding.

### **Other matters**

There is already a high number of both registered and unregistered HMO's in this area. With currently few to no leisure and recreation facilities in the vicinity. Occupation of the HMO would add additional pressure on local services (e.g. GP's/dentists).

Radcliffe is already overloaded/overstretched.

People from other areas usually occupy HMO's.

There was anti-social behaviour when the site was used as a gym.

Manchester and Salford Councils have used HMO's to house their residents.

No electric vehicle chargepoints are to be provided.

The application is similar in scale to the Hawthorn Hotel, which was refused due to impacts on residential amenity of the nearby occupiers.

The developers plans for the first floor is unknown (how many people would be living upstairs).

Four refuse bins is the standard for an ordinary family and occupation of the proposed development would generate far more waste than a single family.

The proposed HMO would have to be registered (licensed), due to its size. Doubtful that Bury MBC has the capacity to ensure that any HMO in the area is managed to a high standard.

Radcliffe is a dilapidated run-down area which requires investment, not left to be a dumping ground for the unwanted and unnecessary issues in the our area.

## **Statutory/Non-Statutory Consultations**

**Traffic Section:** No objection, subject to conditions relating to off-site highway works and refuse storage.

**Environmental Health - Pollution Control:** No objection.

**Waste Management:** No comments provided.

**Greater Manchester Police - designforsecurity:** No comments provided.

**Greater Manchester Ecology Unit:** No objection, subject to a precautionary condition relating to bats and the provision of a bat box.

**Pre-start Conditions** - Not relevant

## **Unitary Development Plan and Policies**

EC2/1	Employment Generating Areas
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H2/4	Conversions
EN1/1	Visual Amenity
EN1/2	Townscape and Built Design
HT2/4	Car Parking and New Development
HT6/2	Pedestrian/Vehicular Conflict
SPD13	Conversion of Buildings to Houses in Multiple Occupation
SPD11	Parking Standards in Bury
EN6	Conservation of the Natural Environment
EN6/3	Features of Ecological Value
SPD13	Conversion of Buildings to Houses in Multiple Occupation
NPPF	National Planning Policy Framework

## **Issues and Analysis**

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF) and the adopted Bury Unitary Development Plan (UDP) together with other relevant material planning considerations, including relevant policies in the emerging Places for Everyone Joint Development Plan.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP Policy will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

## **ASSESSMENT**

### **Principle of development** - Employment Generating Area

The application site is located within the Radcliffe East Employment Generating Area (EGA) as designated under Policy EC2/1 of the UDP.

UDP Policy EC2/1 states that within the Radcliffe East EGA, the Council will only allow development for B1, B2 and B8 uses. Other uses will only be permitted where they

constitute limited development or do not substantially detract from an area's value as an EGA.

In coming to a view on this proposal, it is necessary to consider the change in circumstances in Radcliffe East since the EGA designation was originally made. In particular, the closure and subsequent demolition of the East Lancashire Paper Mill in 2001, which occupied the majority of the EGA.

Nevertheless, the application site remains designated as an EGA and should be considered within the context of UDP policy EC2/1 but, in doing so, needs to take account of the change in circumstances arising from the loss of a significant occupier within the EGA.

The key consideration is to determine whether the proposal would substantially detract from the area's value as an EGA and to consider the relationship of the site with the remaining employment uses within this EGA. In this respect, due to the closure of the paper mill, the remaining employment uses along Milltown Street and at Pioneer Mills are significantly detached from the application site and are separated by the River Irwell.

Paragraph 122 of the NPPF states that planning policies and decisions need to reflect changes in the demand for land. Where the local planning authority considers there to be no reasonable prospect of an application coming forward for the use allocated in a plan:

a) they should, as part of plan updates, reallocate the land for a more deliverable use that can help to address identified needs (or, if appropriate, deallocate a site which is undeveloped); and

b) in the interim, prior to updating the plan, applications for alternative uses on the land should be supported, where the proposed use would contribute to meeting an unmet need for development in the area.

On balance, given the closure of the East Lancashire Paper Mill, it is considered that the proposal would not substantially detract from the area's value as an EGA and, consequently would be in conformity with UDP Policy EC2/1.

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.

Given the advanced stage in the preparation of PfE, it is already 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 PfE (as proposed to be modified). However, the principle of this proposal does not give rise to any conflict with PfE policies.

#### **Principle - Housing**

For clarification, a house in multiple occupation is a form of housing tenure, where occupants live together forming more than one household (i.e. where facilities such as kitchen, bathroom or toilet facilities are shared with other tenants).

The National Planning Policy Framework (NPPF), should be treated as a material planning

consideration and it emphasises the need for local planning authorities to boost the supply of housing to meet local housing targets in both the short and long term. With regard to HMOs, the conversion of buildings into residential can make an important contribution to the local housing stock and can utilise vacant or underused space more efficiently.

Policy H1/2 states that the Council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses.

The site is located within the urban area, surrounded by established residential areas and close to routes well served by public transport and to facilities, goods and services.

As such, the site is the most sequentially preferable for the release of land for housing. Furthermore, the site falls in a sustainable location with regard to services and public transport. Thus, the principle of the development is acceptable, subject to consideration of the subsequent matters.

UDP Policy H2/4 - Conversions, has specific regard to effects on amenity of neighbouring properties, general character of the area, amenity of occupants, effects from external changes on the street scene and car parking and servicing requirements. This is supported by SPD 13 - The Conversion of Buildings to Houses in Multiple Occupation that seeks to ensure that properties are of a sufficient size to accommodate the proposals and are large enough to offer satisfactory levels of accommodation for future residents. This document also seeks to ensure that HMOs are located in suitable locations.

Within the Radcliffe Strategic Regeneration Framework (SRF) the site falls within the East Lancashire Paper Mill Site allocation for residential development (noting it as an existing building within the Illustrative Masterplan). The SRF has a stated objective to provide higher density development with strong linkages to the core of the town centre and Metrolink via Rectory Lane.

#### **Character of the Area and concentration of flats (HMO's)**

UDP Policy H2/4 does not specify what would constitute an over-concentration of flats or HMOs.

According to the Bury register of licensed HMO's, there are 3 registered HMO's identified within the vicinity of the site, and all are over 130m from the property. On this basis, it is not considered that the proposed development would contribute to an over-concentration of HMOs within the area, in particular to an extent that would have an adverse effect on residential amenity and the character of the area.

#### **Layout and Design (including amenity for future occupants)**

Externally, existing roller shutters and surround railings (to windows) would be removed and new windows inserted to the principal and side elevations. The proposed single storey rear extension would have a shallow lean-to roof with a partial flat roof element and be finished in matching red brick and tiles. The existing external stair would be removed (as would the existing extensions) and access to the existing first floor flat would be internalised. Other alterations to the rear elevation would include the insertion of new windows at first floor.

Overall, the proposal would substantially improve the appearance and character of the building in the street scene.

Internally (at ground floor), the proposal would provide 7 ensuite bedrooms of between 10.3 - 18.4 square metres (sq.m.) and a communal kitchen/dining area of 33 sq.m. Communal

access would be from the existing main entrance into a generous hallway and every bedroom would be accessed from this. The existing first floor flat (which is not subject to consideration, would be accessed from a new dedicated access via the proposed rear extension.

The kitchen/dining area and bedrooms would satisfy HMO licensing standards (noting that compliance with such standards is not a material planning consideration) and each bedroom would include ensuite bathroom facilities. All bedrooms would also accord with the nationally described space standards (NDSS) (for single occupancy, as proposed). Overall, the internal layout of the development would provide satisfactory living accommodation for future occupiers of the site.

The objective of the proposal is to provide good quality accommodation to a Co-Living standard for single occupancy of each bedroom, as noted in the description of the development above. As such, the bedroom sizes would far exceed the minimum HMO standard of 6.5 sq.m. or the NDSS standard of 7.5 sq.m.

Externally, the generous rear curtilage area would be accessed from the kitchen/diner and from a new access gate from Cock Clod Street and this would provide ample space for refuse storage (and which could accommodate far in excess of the 4 bins indicated on the proposed plans), outdoor seating, clothes drying and bicycle storage.

Given the above, the proposal is considered to accord with the requirements of UDP Policies H2/4 and EN1/2.

### **Neighbouring residential amenity**

The existing building has a lawful 1st floor flat that has habitable room windows to the south, east and north facing elevations. The proposed alterations would not therefore introduce habitable room windows that would project closer to existing or future neighbouring properties. The ground floor windows serving proposed rooms 6 and 7 would overlook the proposed landscaped open space area to the west.

In terms of residential amenity, the proposal is therefore considered to be acceptable and thus complies with UDP Policy and guidance relating to HMO's.

The applicant states that prior to the submission of the application a targetted engagement with the properties on Cock Clod Street and Baybutt Street (these are the nearest neighbouring dwellings to the site) and that the response was overwhelmingly supportive for the building to be brought back into active use and management (which would discourage vandalism and anti-social behaviour (which is noted in objections). No objections have come from occupants these two streets and are in the main from much further afield.

HMO licencing, which would be required, relates to matters of management. This is not a material planning consideration.

### **Access and highway safety**

There is no specific car parking standard for HMO's in SPD11 Parking Standards in Bury. SPD 13 The Conversion of Buildings to Houses in Multiple Occupation gives some general advice. It states that parking and road safety issues will be important considerations when assessing a planning application and any proposal that is considered to have a detrimental impact on highway safety or harm to amenity will not be permitted.

HMO's are best located in sustainable areas well served by public transport and close to amenities, services and facilities, which can reduce the demand for vehicle ownership, and hence parking. In this regard, the application site is in a highly accessible area and within



200m of bus stops on Spring Lane, 450m of Radcliffe Metrolink station and 850m of Radcliffe Bus Station. In relation to access to goods, services and recreation facilities, the site is within 700m of Radcliffe town centre and the Radcliffe Hub (which is under construction). The site clearly in a highly accessible area.

Both Cock Clod Street and Church Street East would be subject to alterations and improvements in relation to the reserved matters application for the adjacent 400 dwelling residential scheme. However, these are cognisant of the existing on-street parking arrangement for the existing neighbouring dwellings.

#### Parking provision

There is no parking provision proposed at this site and this is the historical situation in relation to the former public house (as terraced dwellings used to flank the building to the west).

Whilst it is generally recognised that car ownership tends to be lower for those who occupy HMOs compared to other households (and particularly given the highly sustainable location of the site). Further, SPD11 does not specify any parking standards in relation to either HMOs or public houses, the lawful use of the premises. Therefore, to substitute one use for another is likely to have no additional impacts on parking demand. Furthermore, the proposal would include cycle storage provision so that occupants would have an alternative to public transport and/or walking.

Occupation of a 7-bedroom HMO could have the potential to generate some demand for car parking. Whilst some residents of the HMO may not require access to a car, there is no means to secure this through the planning system and any cars associated with the use would have to park on nearby streets alongside other residents in the locality. The Highway Authority considers there are no highway safety reasons to resist these proposals given the accessible location of the site.

Given the location of the site in relative to access to good quality public transport options and goods, recreation and services together with the cycle storage proposed, it is considered that it would not be sustainable or justified to refuse the proposal on traffic/parking grounds.

In terms of servicing the site, the Council's Waste Management Service has indicated that the level of occupancy would necessitate the need to provide 4 x 1100 litre refuse bins; 2 to be used for general rubbish and 2 to be used for the paper and plastic recycling service offered by the Council. The applicant has demonstrated that this level of refuse storage provision can be accommodated within the rear yard area, subject to the rear yard gate being widened. Given an adopted highway exists to the rear of the site, the Highway Authority has asked for a condition to be imposed requiring details of this, to ensure the adopted highway is not compromised by this element of the proposals. Such a condition is duly recommended, along with a condition requiring the necessary refuse storage provision to be provided.

Subject to the recommended planning conditions, the proposal would be acceptable and would accord with UDP policies H2/4, HT2/4 and SPD13 with regard to HMO development.

#### **Other matters**

Flooding - The site is located within Flood Zone 2 and is therefore supported by a Flood Risk Assessment, which confirms that the proposal is of a more vulnerable classification and that the site is considered to be at a low to moderate risk of flooding of fluvial flooding (from rivers or canals), subject to internal mitigation measures (e.g. raised wiring and power outlets/waterproof plasterboard), which could be secured by condition.

Ecology - The GMEU have confirmed that the proposal would not have any unacceptable impact upon ecological interests and that the provision of one bat box should be secured by condition.

### **Response to objections**

It is considered that the above assessment has regard to many of the matters raised in the objections to the proposal. Of the remaining issues:

#### Councillor A Booth

*- The communal living area shows one sink and one hob which does not seem a reasonable facility for 7 individuals/7 couples (assuming upstairs has its own kitchen). There are 7 dining chairs and 6 other chairs depicted which also does not seem enough if these are indeed double rooms (and upstairs has its own lounge/diner).*

Matters of internal facilities/fixtures are not a material planning consideration and are subject to the HMO licensing regime.

*- The application states they will be using the main sewer but contradicts itself by saying they won't be connecting to the main drain.*

The property is already linked to United Utilities assets for drainage.

*- The plans show 4 refuse bins in the back yard. This is the standard for an ordinary family home where meals etc. are shared. 7-12+ individually rented rooms will generate far more waste than a single family. As this is a commercial enterprise, they should have commercial waste bins to avoid fly tipping and rats.*

There is ample space in the rear garden area to store more bins if this proves to be necessary. It is within the gift of the developer to determine whether to engage a commercial waste contractor.

*- If this development is approved, it will have to be a registered HMO due to its size. I am not confident that Bury MBC have the capacity to ensure any HMO in the area is managed to a high standard, as they already have a number of registered HMO's that are currently out of licence.*

This is not a material planning consideration and relates to the HMO licensing regime.

#### Councillor Carol Birchmore

*- The area close to the proposed development consist of 2 and 3 bedroom terraced housing and residents have expressed concerns about the potential noise and the risk of anti-social behaviour a seven bedroom HMO could bring.*

No objections have been received from the nearest properties at Cock Clod Street and Baybutt Street. The proposal would introduce a viable new use and bring occupation to a currently vacant building that is subject to attack and vandalism (this is noted as a present problem in the objections). No evidence has been presented that would demonstrate that potential occupants would cause anti-social behaviour problems. The ground floor (which is the subject of the proposal) would be occupied by 7 individuals sharing common facilities.

#### Other representations

*- The proposal should be considered with respect to the on-going Radcliffe Strategic Regeneration Framework (RSRF).*

The proposal has been assessed against the relevant policies of the UDP and the National

Planning Policy Framework, as required. Nevertheless, the site falls within a housing regeneration area in the RSRF and adjacent to a key pedestrian route into the town centre.

*- People from other areas usually occupy HMO's. Manchester and Salford Councils have used HMO's to house their residents.*

Where a potential occupier is from or the housing policies in other areas is not a material planning consideration.

*- No electric vehicle chargepoints are to be provided.*

The proposal would not have any off-street parking spaces.

*- The application is similar in scale to the Hawthorn Hotel (ref. 70000), which was refused due to impacts on residential amenity of the nearby occupiers.*

Every application is to be considered on its individual merits and this proposal is significantly smaller in scale and of a different nature and thus an entirely different proposition. The above assessment finds that the proposal would not be contrary to the relevant policies or have any unacceptable impacts.

*- Radcliffe is a dilapidated run-down area which requires investment, not left to be a dumping ground for the unwanted and unnecessary issues in the our area.*

The proposal would necessitate significant investment in a currently vacant and unkempt site to bring it back into a viable new use.

## **CONCLUSION**

There is fallback position of the lawful public house and has been taken into account in assessing the appropriateness of the proposal.

The proposal would bring back into viable long-term use a property has been vacant for many years and that has had intervening unauthorised uses that representations suggest had associated anti-social behaviour issues.

The above assessment demonstrates that the proposal is acceptable in principle finds that no unacceptable impacts would pertain and that the proposal would deliver a good quality of accommodation.

Given the above, the proposal would be compliant with the above stated UDP policies and the NPPF. Therefore, in accordance with the Section 38(6) of the Planning and Compulsory Purchase Act, the proposal merits approval.

## **Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015**

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

**Recommendation:** Approve with Conditions

## Conditions/ Reasons

1. The development must be begun not later than three years beginning with the date of this permission.  
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
2. This decision relates to drawings  
Site Location Plan: Existing Site Plan (Dwg No. 21/STE/199/PL)  
Proposed Site Plan (Dwg No. 21/STE/200/PL)  
Proposed Floor Plans (Dwg No. 21STE/205/PL)  
Proposed Elevations (Dwg No. 21/STE/206/PL)  
and the development shall not be carried out except in accordance with the drawings hereby approved.  
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan listed.
3. The external finishing materials for the proposal hereby approved shall match those of the existing building.  
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.
4. The development hereby approved shall be carried out in accordance with the mitigation measures set out in the flood risk mitigation measures in the submitted Flood Risk Assessment (Ref. AEG02958\_M26\_Manchester\_01) by Aegaea.  
Reason: To reduce the risk of flooding pursuant to the NPPF and UDP Policy EN5/1 New Development and Flood Risk.
5. A landscaping scheme shall be submitted to and approved by the Local Planning Authority prior to the erection of any external walls of the development. The contents of the scheme should also include the provision of a bat box, which shall be installed prior to first occupation. The approved landscaping scheme shall thereafter be implemented not later than 12 months from the date the dwelling is first occupied or within the first available tree planting season and any trees, hedgerows or shrubs removed, dying or becoming severely damaged or becoming severely diseased within five years of planting shall be replaced by trees or shrubs of a similar size or species to those originally required to be planted.  
Reason. To secure the satisfactory development of the site and in the interests of visual amenity pursuant to Policies EN1/2 - Townscape and Built Design and EN8/2 - Woodland and Tree Planting of the Bury Unitary Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.
6. Notwithstanding the details indicated on the approved plans, the use hereby approved shall not be commenced unless and until full details of the reinstatement of the redundant vehicular access to the site from Cock Clod Street and formation of the two yard/entrance pedestrian accesses, incorporating the reinstatement of the redundant access to adjacent footway levels, demarcation of the limits of the (currently) unadopted highway, provision of inward opening pedestrian gates, level pedestrian accesses at the back of the footway and all associated highway remedial and accommodation works within the curtilage of the site, have been submitted to the Local Planning Authority. The details subsequently approved shall be implemented satisfaction of the Local Planning Authority prior to the use hereby approved commencing.  
Reason. To ensure good highway design in the interests of road safety and to

maintain the integrity of the adopted highway, pursuant to Bury Unitary Development Plan Policies EN1/2 - Townscape and Built Design and HT6/2 - Pedestrian/Vehicular Conflict.

7. The bin storage facilities shall be made available prior to the use hereby approved commencing and maintained thereafter.

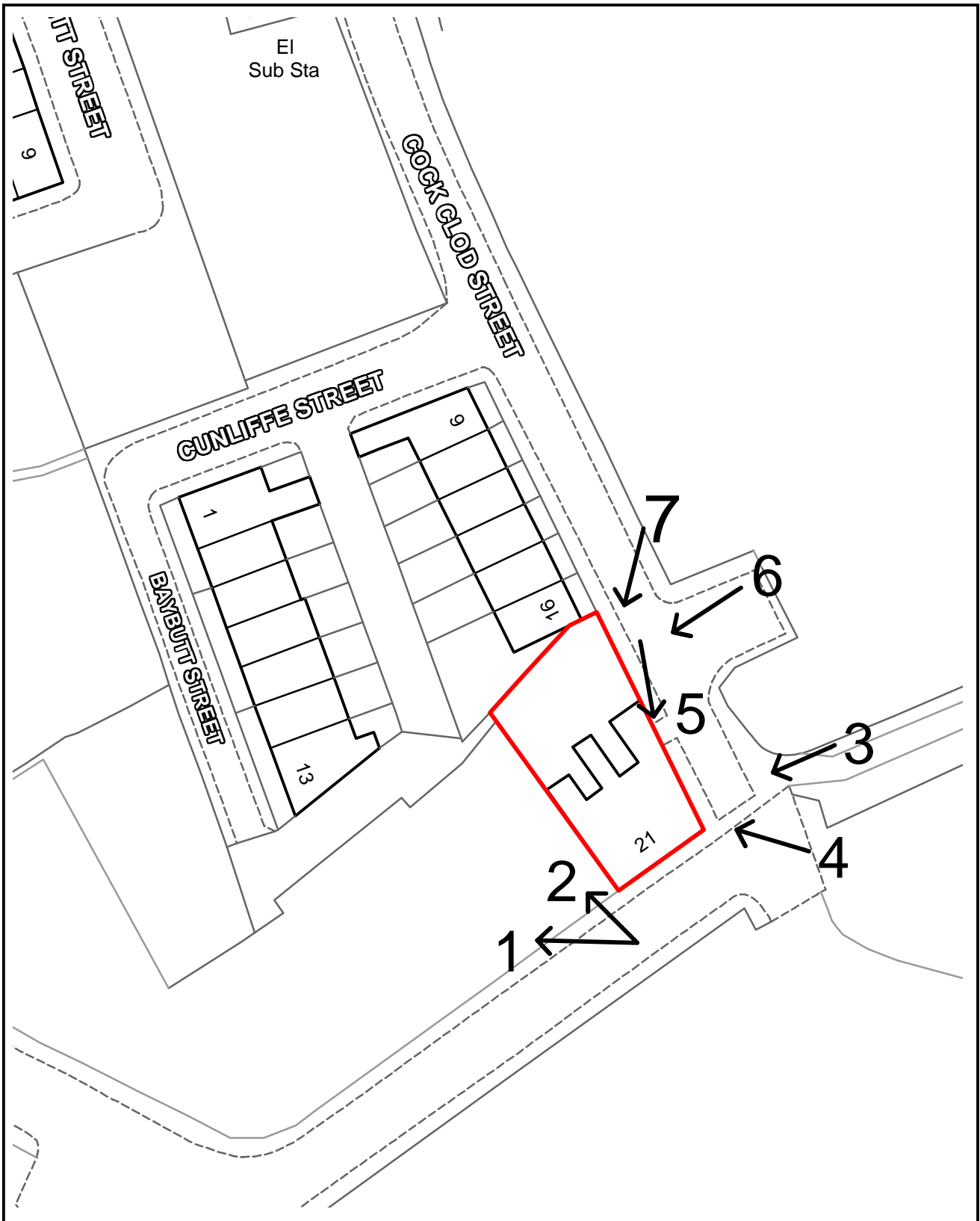
Reason. To ensure that adequate bin storage arrangements are provided within the curtilage of each dwelling, pursuant to policies H2/2 and EN1/2 of the Bury Unitary Development Plan.

8. The secure cycle storage facilities indicated in the approved plans shall be provided in full before the development hereby approved is first brought into use and shall thereafter remain available for use for the lifetime of the development.

Reason. To ensure adequate cycle storage and in order to promote sustainable means of travel pursuant to policy HT6/1 of the Bury Unitary Development Plan.

For further information on the application please contact **Dean Clapworthy** on **0161 253 5317**

# Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 70136

ADDRESS: 21 Church Street East, Radcliffe



**Bury**  
Council

Planning, Environmental and Regulatory Services

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70136

Photo 1 - Area to the west of the building to become a landscaped area



Photo 2 - Panning right to side of subject building



70136

Photo 3 - Subject building from the east



Photo 4 - Principal and east side elevation





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Photo 5 - Rear elevation



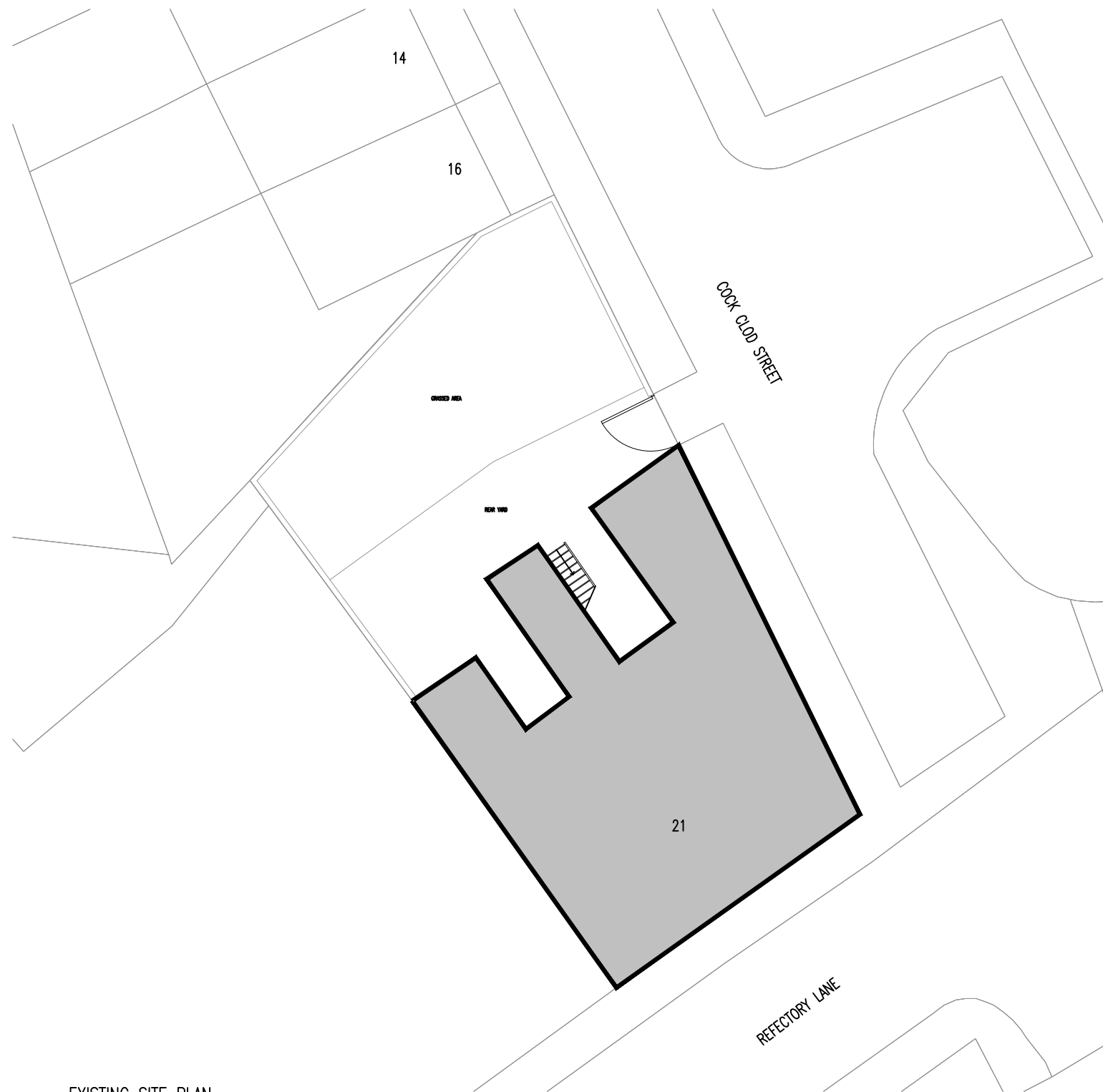
Photo 6 - East elevation and boundary wall to Cock Clod Street



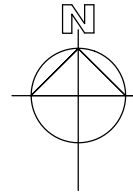
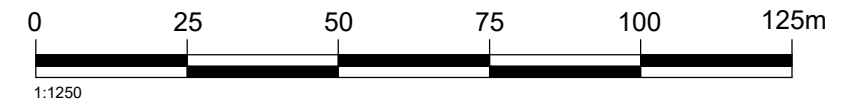
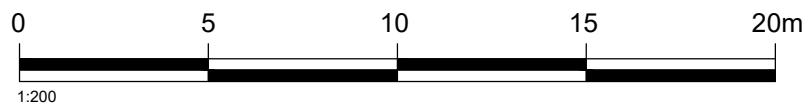
70136

Photo 7 - South along Cock Clod Street to site



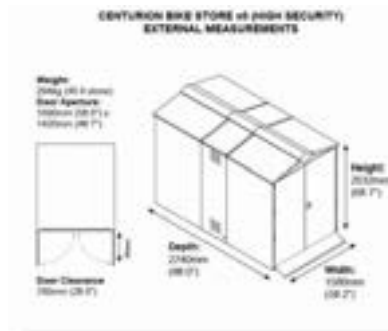
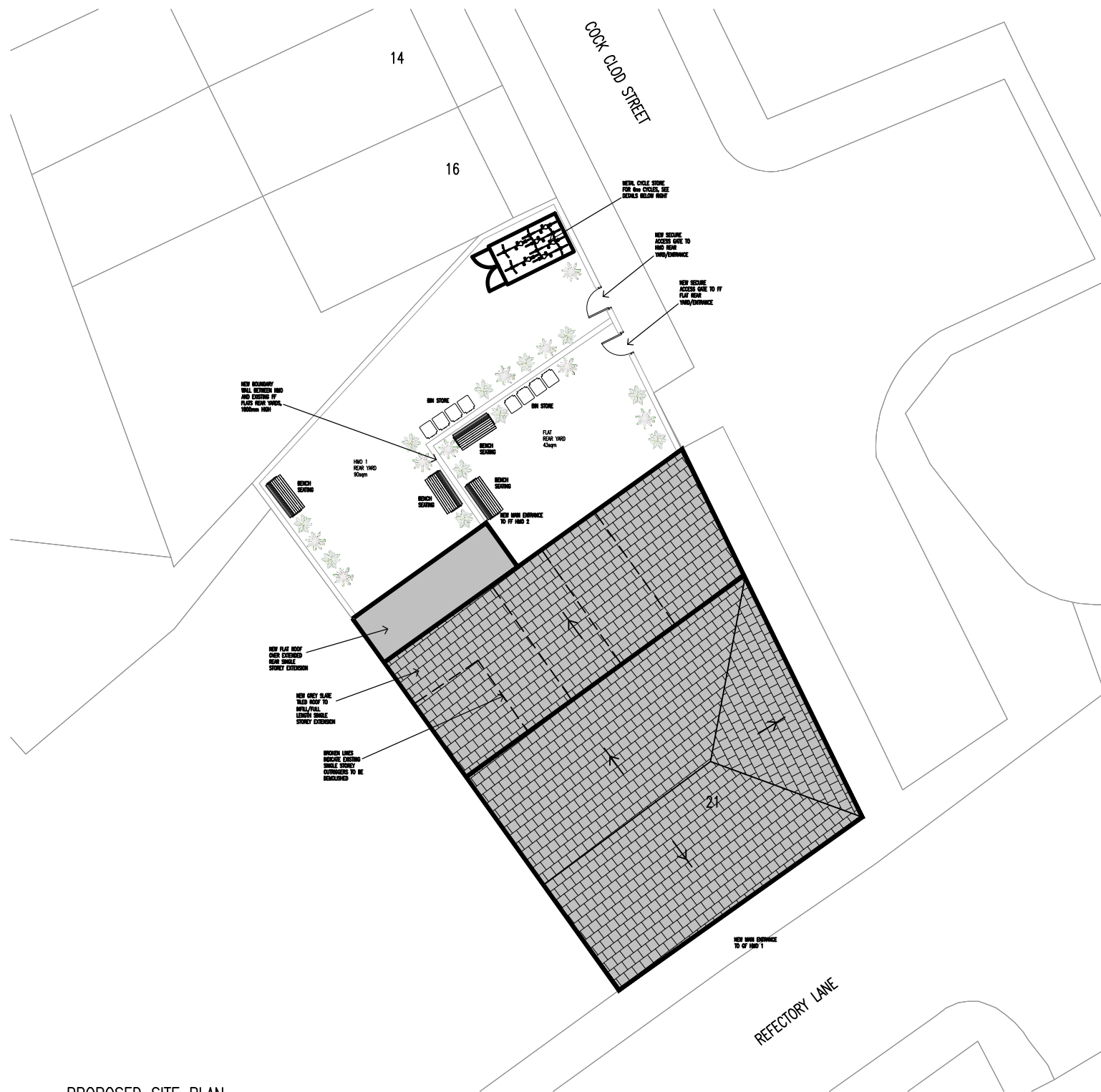


EXISTING SITE PLAN  
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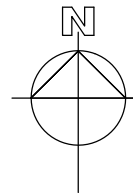


SITE LOCATION PLAN (322sqm)  
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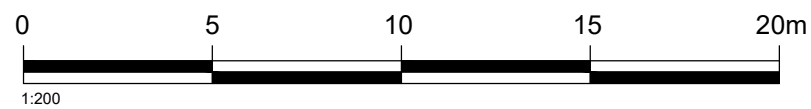
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Project			
21 CHURCH STREET EAST RADCLIFFE, M26 2PG			
Drawing Title			
SITE LOCATION PLAN EXISTING SITE PLAN			
Drawn	TW	Checked	-
Date	JULY 2023	Scale@A3	1 : 100
Drawing No.	21STE/199/PL		Rev.



METAL SHED FOR 6no CYCLES BEING 2740mm DEEP AND 1580mm WIDE, WITH A HEIGHT OF 2030mm, POLICE APPROVED. SECURE WITH PADLOCK TO A MIN OF SOLD SECURE SILVER STANDARD. ALSO WITHIN UNIT PROVIDE 3no SHEFFIELD RACKS SECURED TO A SOLID FOUNDATION.



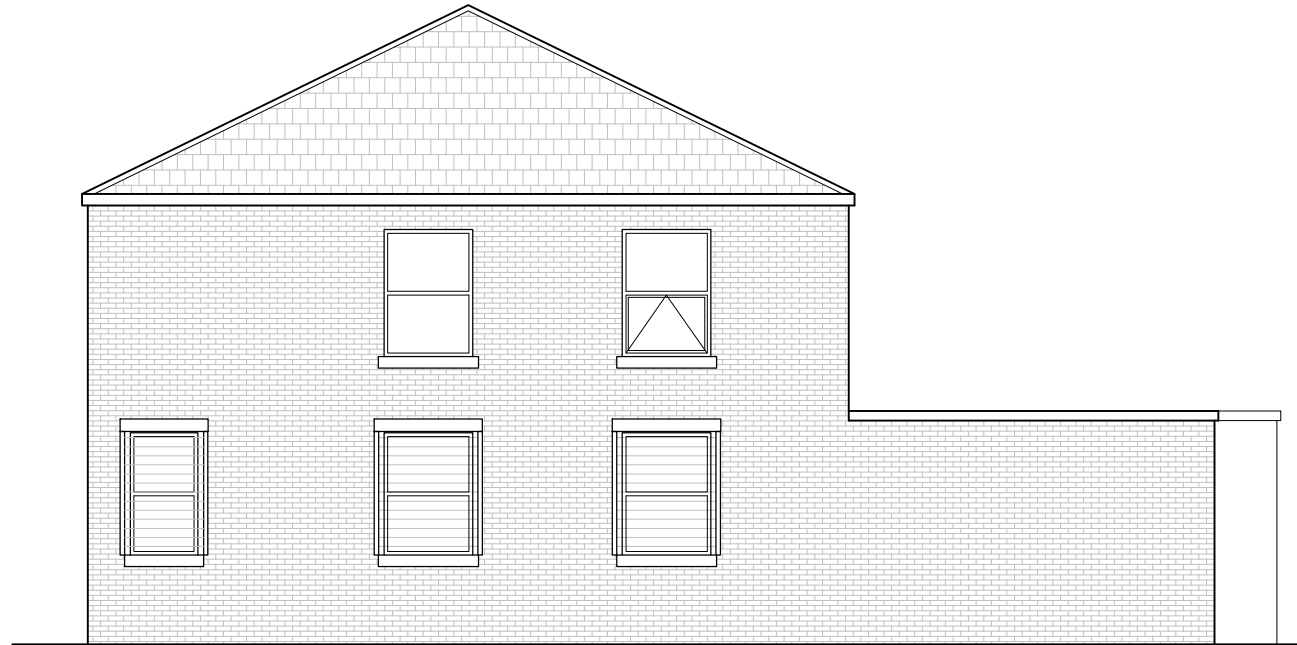
PROPOSED SITE PLAN  
1:200@A3



Rev	Amendments	Date	Ints
Project			
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Drawing Title			
<b>PROPOSED SITE PLAN</b>			
Drawn	TW	Checked	-
Date	JULY 2023	Scale@A3	1 : 100
Drawing No.	21STE/200/PL		Rev.



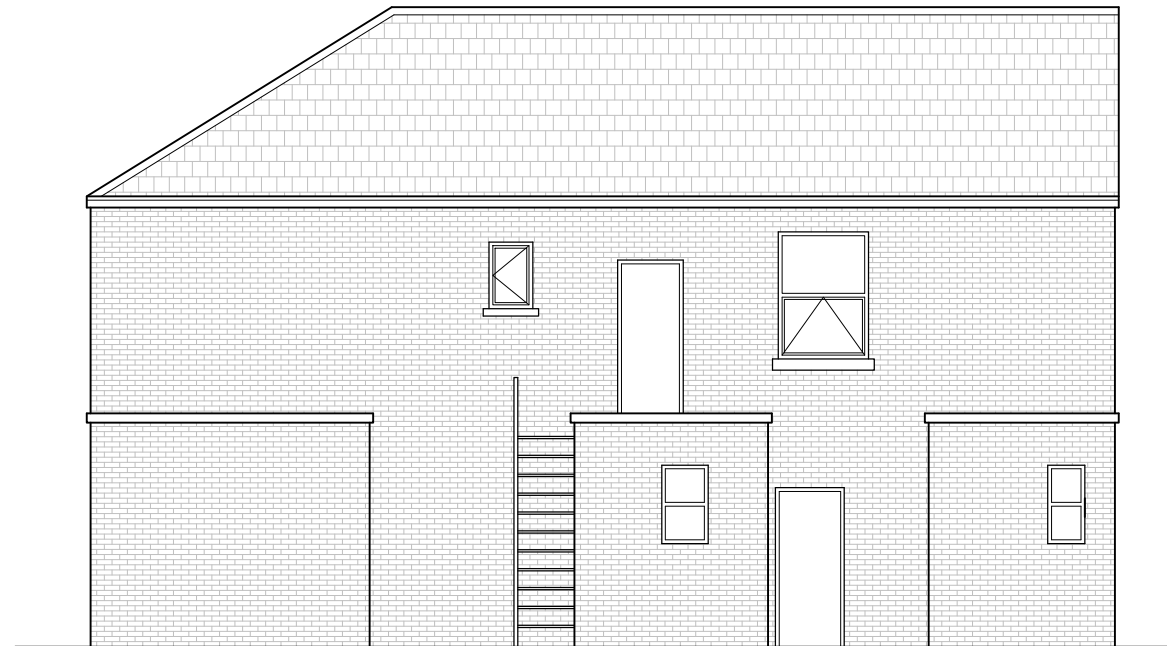
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1:100 @ A3



EXISTING SIDE ELEVATION  
1:100 @ A3



EXISTING SIDE ELEVATION  
1:100 @ A3



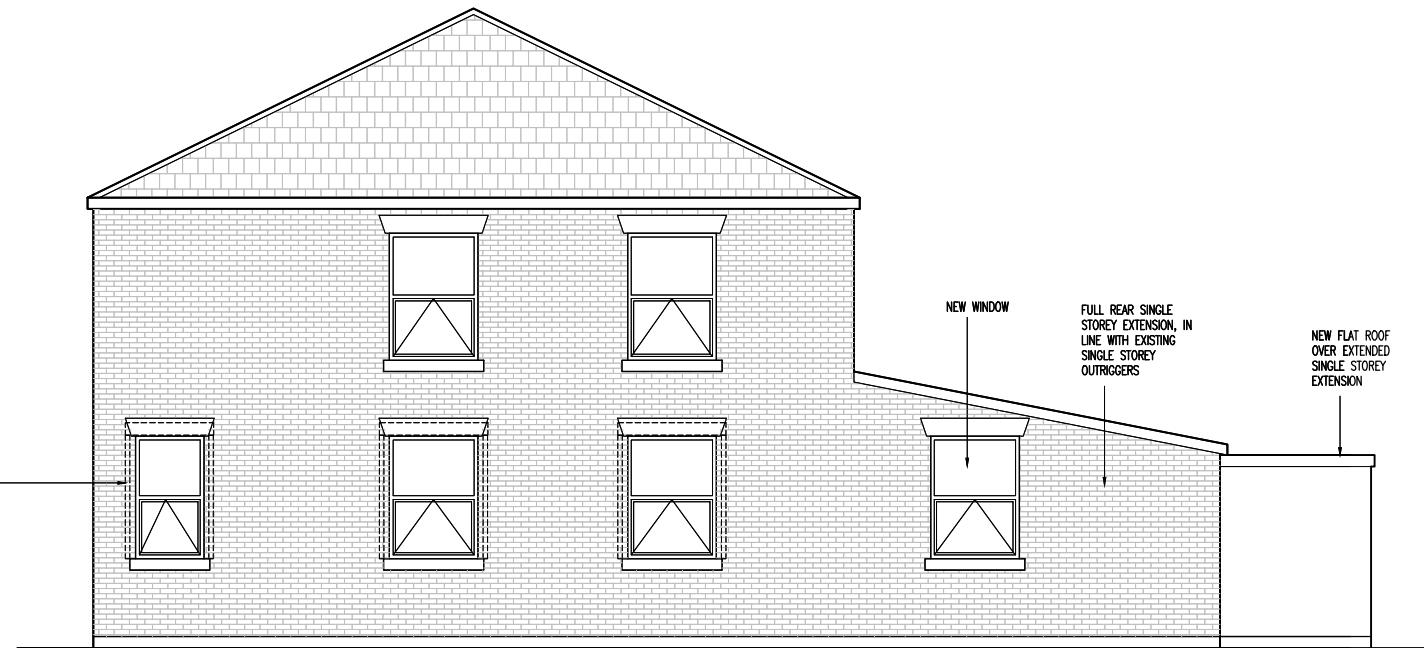
EXISTING REAR ELEVATION  
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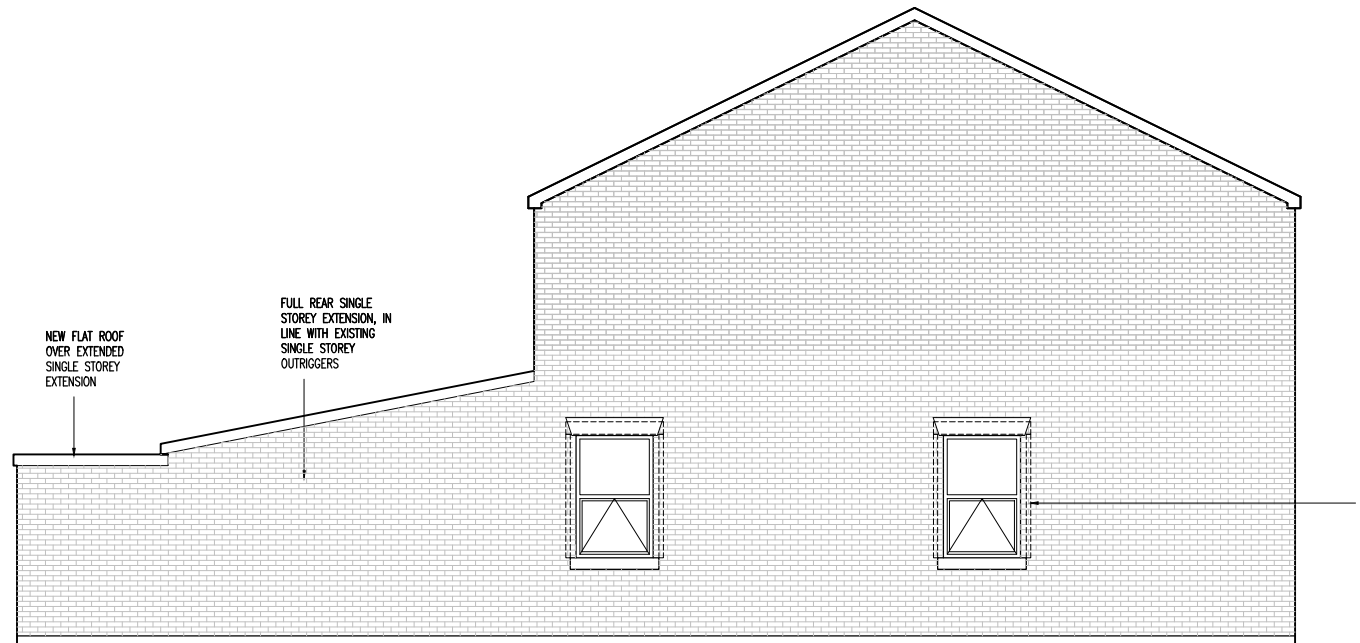
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Project			
21 CHURCH STREET EAST RADCLIFFE, M26 2PG			
Drawing Title			
EXISTING ELEVATIONS			
Drawn	TW	Checked	-
Date	JULY 2023	Scale	A3 1 : 100
Drawing No.	21STE/202/PL		Rev.



PROPOSED FRONT ELEVATION  
1:100 @ A3



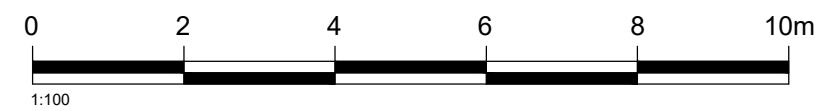
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PROPOSED SIDE ELEVATION  
1:100 @ A3



PROPOSED REAR ELEVATION  
1:100 @ A3



Rev	Amendments	Date	Ints



Project	
21 CHURCH STREET EAST RADCLIFFE, M26 2PG	
Drawing Title PROPOSED ELEVATIONS	
Drawn TW	Checked -
Date JULY 2023	Scale A3 1 : 100
Drawing No.	Rev.
21STE/206/PL	