

Ward: Prestwich - Sedgley

Item 02

Applicant: McCarthy & Stone Retirement Lifestyles Ltd

Location: Fairways Lodge Hotel, George Street, Prestwich, Manchester, M25 9WS

Proposal: Demolition of existing hotel building and erection of a block of 52 no. retirement living apartments including communal facilities, landscaping and car parking provision

Application Ref: 70484/Full

Target Date: 12/06/2024

Recommendation: Minded to Approve

It is recommended that this application is Minded to Approve subject to the signing and completion of a Section 106 agreement including an overage clause relating to future profits. If the agreement is not signed within a reasonable timeframe, then delegated authority is sought by the Development Manager to determine the application.

Description

The application relates to a hotel and leisure centre located to the south and west of George Street. The complex comprises of hotel rooms, function rooms, a bar, in house restaurants, a gym which includes squash courts and on site parking. The site is accessed from George Street that runs along the northern boundary of the site. Footpath 9PRE runs along the western boundary of the site.

The site is located within the Mountheath Employment Generating Area (EGA) as designated under Policy EC2/1 of the adopted Bury Unitary Development Plan (UDP). A substantial amount of the EGA has been redeveloped for housing. Residential properties are located to the south, east and north of the site with a golf course located to the west of the site.

Planning permission is sought for the demolition of existing hotel building and erection of a block of 52 no. retirement living apartments and associated internal resident's lounge, guest suite, managers office and reception. There would be a mixture of 1no. bed and 2no. bed apartments with 30 x 1no. beds, and 22 x 2no, beds proposed. The proposal would consist of a three storey "L" shaped property with parking located to the north of the site accessed from George Street and shared amenity space for the residents largely provided to the south and east of the proposed building.

Relevant Planning History

45692 - Internal alterations to existing hotel complex to replace existing fitness and leisure facilities with a ground floor function suite and a first floor banqueting suite and external alterations to form 2no. first floor emergency exit doors with new steel escape stairs to ground level - Refused 20/02/2006

46993 - Conversion work to existing hotel with 44 bedrooms and fitness and sport centre to from 102 bedroom hotel without sports and fitness facilities - Approve with Conditions 24/01/2007

Publicity

Letters sent to 58 neighbouring properties on the 27th March 2023 and 9th April 2024.

Site notice posted on the 3rd April 2024.

Press notice published in the Bury Times 4th April 2024.

128 objections received in relation to:

- Not just a hotel and would be a loss of Community hub, leisure, gym and squash club facilities without replacement.
- Produced a number of grass roots and professional, national squash players. Essential training facility.
- Pub is popular within the community and has served as the local of 30+ years
- Only pub left in the area - no pub within 400m of the site.
- Most weekends the Fairways is at full capacity.
- NPPF has policies designed to protect pubs and protect their loss.
- Should invest in the youth and mental health and well being of the community.
- Retirement home does very little for the community.
- With the upcoming redevelopment of the Prestwich Village in the pipeline, local hotels, amenities & social hubs will become more critical for local residents, families & young children's health & wellbeing
- Existing use should be invested in now houses have been built next door.
- Increase in traffic and also Impact of traffic during construction.
- Impact of the proposal on the junction of George Street and Bury New Road and on the junction of Jesmond Avenue and George Street.
- Can parking permits and traffic regulation orders be reviewed where there are no residential properties.
- Little detail in relation to existing public right of way - this should be clearly shown on plans.
- Missed opportunity to improve footway permeability through the existing residential development and golf course.
- New pedestrian link should be created to the south of the application site, linking the existing right of way with the bend of Teeside Avenue.
- Outdoor play area/park for children should be considered.
- Concerned about how the proposed location on a slope might affect surface water management and flood risks downhill if it's converted into a compact residential building.
- Loss of views and privacy.
- If approved, this planning application raises significant questions as to the relevance and integrity of the planning system.
- There has been no consultation with the community.
- Loss of jobs.
- Don't need anymore apartments which will be out of the price range for most.
- Retirement flats are only in demand because of the current demographic and will not be needed in the future.
- Too many houses in the area.
- Will be an eyesore.
- Should preserve the unique character of the community and enhance quality of life of all residents.
- Loss to local and small business that provide services to the hotel and leisure facility.
- There is far better things to be spending resources and time on than something the community did not call for and are clearly against.
- The proposals do not adequately provide public benefit that will be lost from the demolition of Fairways lodge.
- Why hasn't the applicant been required to submit an assessment relating to the loss of these sports facilities and why is there no requirement to provide equivalent replacement facilities as part of the development?
- Statements that the Fairways is non-viable contradicts what the community are saying.

- The employment report states that the site has been marketed for 6 months with interest only shown from residential developers, this is misleading since the site has been marketed at a cost which is only financially feasible for a medium to high-density residential development.
- The Fairways lodge was identified in the SHLAA 2023 as having constrained potential.
- The inclusion of Fairways land in the SHLAA should not undermine its value as employment land and the current uses on the site.
- The employment uses have existed on the site for 40+years and has been constant use throughout this time. This proves that this is to be a viable employment site despite the facility.
- It is clear to me that viability of the employment use of the land has been seriously undermined by the valuation, marketing campaign and sale.
- How dare this even be considered.

1 comment in relation to:

- A three storey building in this location, close to other Swift colonies in Prestwich would be an ideal opportunity to help this iconic summer visitor.
- Urge the council to make integrated swift bricks a planning condition to this development.

Statutory/Non-Statutory Consultations

Traffic Section - Access acceptable in principle. Conditions to follow.

Environmental Health - Contaminated Land - Request conditions to secure the submission of preliminary risk assessment, site investigation, detailed risk assessment, remediation strategy and site verification report.

Public Rights of Way Officer - Users of the PROW appear to have access to the full width of the grasscrete access road and that there are no parking spaces on the line of the path. Satisfied that the PROW has been fully accommodated.

Borough Engineer - Drainage Section - No comments received.

United Utilities (Water and waste) - No objections raised subject to condition in relation to implementation of the proposed drainage scheme.

Greater Manchester Ecology Unit - Conditions requested in relation to nesting birds, bats in trees, landscaping and invasive species.

Transport for Greater Manchester - Comments received in relation to a highways overview and site accessibility. Travel Plan requested via condition.

Waste Management - No response

Planning & Building Regs Consultation Fire Protection Dept - The proposal should meet the requirements for Fire Service Access.

Greater Manchester Police - designforsecurity - No comments received.

Environmental Health - Pollution Control - Do not have any comments to make.

Pre-start Conditions - To be agreed with applicant/agent

Unitary Development Plan and Policies

EC2/1	Employment Generating Areas
EN1/2	Townscape and Built Design
EN6/3	Features of Ecological Value
EN7/3	Water Pollution
EN7/5	Waste Water Management
EN8/2	Woodland and Tree Planting
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
H4/1	Affordable Housing
RT1/1	Protection of Recreation Provision in the Urban Area
RT2/2	Recreation Provision in New Housing Development
RT3/3	Access to the Countryside
RT3/4	Recreational Routes
HT2/4	Car Parking and New Development
JP-C1	Our Integrated Network
JP-C2	Digital Connectivity
JP-C3	Our Public Transport
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S5	Clean Air
JP-P1	Sustainable Places
JP-P6	Health
JP-G7	Trees and Woodland
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-G1	Landscape Character
NPPF	National Planning Policy Framework
SPD1	Open Space, Sport and Recreation Provision
SPD5	DC Policy Guidance Note 5: Affordable Housing
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
SPD14	Employment Land and Premises

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), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

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 and PfE Policies 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.

Principle (Employment)

The site is located within an Employment Generating Area (EGA) under UDP Policy EC2/1

and specifically under EC2/1/17 (Mountheath).

UDP Policy EC2/1 states that within the Mountheath 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 Employment Generating Area.

In coming to a view on this proposal, it is necessary to consider the change in circumstances at Mountheath since the EGA designation was originally made. In particular, the former Mountheath Industrial Estate has now been redeveloped for a mixed of uses involving 124 dwellings and employment floorspace on the former Mountheath Industrial Estate. The redevelopment scheme effectively means that the former industrial units at Mountheath that previously adjoined the Fairways Lodge Hotel site have now been replaced by residential uses.

Nevertheless, the Fairways Lodge Hotel 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 redevelopment of a significant part of this EGA.

The key consideration is to determine whether, following the redevelopment of the former Mountheath Industrial Estate, the proposal would substantially detract from the area's value as an EGA and, in particular, to consider the relationship of the hotel site with the remaining employment uses within this EGA. In this respect, the hotel site sits on the outer edge of the EGA and is no longer adjoining employment uses and the remaining employment uses within the EGA are now significantly detached from the hotel site.

As such, it is considered that the proposal would not substantially detract from the EGA and, consequently, would not be in conflict with UDP Policy EC2/1.

Principle (Residential)

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. The Framework states that unless they have an adopted plan that is less than five years old that identified a five year supply of specific deliverable sites at the time of conclusion of the examination, then local planning authorities should identify and update annually a supply of specific developable sites to provide either a minimum of five years' worth of housing, or a minimum of four years' worth of housing in certain circumstances set out in NPPF paragraph 226.

The joint Places for Everyone Plan was adopted with effect from 21 March 2024 and sets the up-to-date housing requirement for Bury against which the deliverable supply of housing land must be assessed. PfE Policy JP-H1 sets the following stepped targets for Bury:

- 246 homes per year from 2022-2025;
- 452 homes per year from 2025-2030; then
- 520 homes per year from 2030-2039.

Bury's Strategic Housing Land Availability Assessment sets out the latest housing supply position, which is made up of sites that have an extant planning permission and sites that have potential to obtain planning permission in the future. This shows that there are a number of sites within the Borough with the potential to deliver a significant amount of housing. However, not all of these sites will contribute to the deliverable land supply calculations as many sites will take longer than five years to come forward and be fully developed (e.g. some large sites could take up to ten years to be completed). In addition to

the housing land supply in the SHLAA, the joint Places for Everyone Plan allocates significant strategic sites for housing within Bury and will accelerate housing delivery within the Borough to meet housing needs.

Following the adoption of Places for Everyone, the Council is now able to demonstrate a deliverable 5 year supply of housing land when assessed against the adopted PfE housing requirement.

The National Planning Policy Framework also sets out the Housing Delivery Test, which is an assessment of net additional dwellings provided over the previous three years against the homes required. Where the test indicates that the delivery of housing was substantially below (less than 75%) the housing requirement over the previous years, this needs to be taken into account in the decision-taking process. The latest results published by the Government show that Bury has a housing delivery test result of less than 75%, and therefore, this needs to be treated as a material factor when determining applications for residential development.

Therefore, paragraph 11d) of the National Planning Policy Framework states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless:

- i. The application of policies in the Framework that protect areas, or assets of particular importance, provides a clear reason for refusing the development proposed; or
- ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework, taken as a whole.

In terms of housing delivery the Borough has underdelivered against the local housing need, and as a result the 'tilted balance' applies and planning permission should be granted unless the above points Para 11(d) i or ii apply.

The site is considered to be in a sustainable location for housing within the urban area and sitting outside the Green Belt. The national requirement to significantly boost the supply of housing under the NPPF is a material consideration that would favour the residential development of this site in principle.

Principle (Recreation)

The proposed development would result in the loss of the existing ancillary sports facilities (gym and squash court) and bar/drinking facility.

The NPPF states that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless:

- a. an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
- b. the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- c. the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Policy RT1/1 states that development would not be allowed where it would result in the loss of:

- existing and proposed outdoor public or private recreation facilities (as shown in the proposals map), including playing fields, sports grounds, parks and gardens, children's play areas, allotments and golf courses;
- recreation space within settlements located in the Green Belt;

- indoor facilities (not shown on the proposals map) for which there is a recreational need; and
- any other unidentified recreation provision such as playing fields, sports grounds, parks and gardens, children's play areas, allotments and golf courses, including sites created during the period of the plan.

Exceptions to this policy may be permitted where:

- sports and recreation facilities can best be retained and enhanced through the redevelopment of a small part of the site;
- alternative provision of equivalent community benefit is made available;
- it can be demonstrated that there is an excess of sports pitch provision and public open space in the area, taking account of the recreation and amenity value of such provision.

The local area is served with alternative hotel facilities including The Hazeldean Hotel (0.6 miles), The Westlynne Hotel (1.4 miles) and the Premier Inn (Prestwich) (1.8 miles). The fitness and sports facilities within the existing building are privately-run facilities that are ancillary to its main use as a hotel. It is noteworthy that planning permission was granted in 2007 for the replacement of the sports facilities and the creation of additional hotel bed spaces. Nearby facilities with squash courts include Cheetham Hill Sports Club (1.1 miles), Manchester Tennis and Racquets Club (3 miles) and the National Squash Centre (5 miles). Whilst not an exhaustive list, other nearby sports facilities include Prestwich Golf Club which adjoins the site, facilities in St. Mary's Park (1.2 miles), Salford Sports Village (1.5 miles) and Prestwich Cricket, Tennis and Bowling Club (1.7 miles).

In addition to the above facilities, there are numerous shops, eating and drinking establishments and other facilities on Bury New Road to the east of the site. Hence the local community would still be able to meet its day-to-day needs and access alternative sports (including squash) facilities.

Furthermore, the introduction of the proposed Retirement Living development would generate additional local spend that will help sustain local facilities. Research within the independent studies carried out by WPI Strategy for the Homes for Later Living Group entitled "Silver Saviours for the High Street" published in February 2021 has shown that retirement housing creates more local economic value and more local jobs than any other type of residential development. Based on a typical development size of 45 apartments (i.e. slightly smaller than the 52 units proposed at this site) people living in a retirement development generate £550,000 of spending per year, £347,000 of which is spent on the local high street. Some £225,000 of this is new spending in the local authority, directly contributing to keeping local shops and facilities open.

Therefore, the demolition of the hotel and its ancillary fitness and sports facilities would not adversely impact upon the local community's ability to meet its day-to-day needs (including access to sports and recreation facilities) and there would be no conflict with Policy RT1/1 of the Bury Unitary Development Plan and the NPPF.

Layout and Design

Policy JP-H4 requires new housing development to be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high quality design. Policy JP-H4 sets out minimum densities that should be considered.

The minimum density for the site would be 50 dwellings per hectare. The application form states that the site area is 0.62 hectares. The proposal would therefore lead to a density of 84 dwellings per hectare. The proposal would therefore exceed the minimum density required. As such, it is considered that the proposal would achieve efficient use of land.

Policies H2/1 and H2/2 provide the assessment criteria for detailed matters relating to height, appearance, density and character, aspects and finishing materials for new residential developments. Policy JP-H3 - Seeks to provide an appropriate mix of dwelling types and sizes reflecting local plan policies and having regard to relevant local evidence. Development across the plan area should seek to incorporate a range of dwelling types and sizes, including for self-build. Policy EN1/2 seeks to ensure that development proposals would not have a detrimental effect on the visual amenity and character of a particular area. Policy JP-P1 Sustainable Places aims to promote a series of beautiful, healthy and varied places.

The Bury Housing Need and Demand Assessment demonstrates a need for specialist older person accommodation (use Class C3), which the proposed development will provide.

The buildings that surround the site are largely depicted by a mixture of detached, semi-detached and terraced two storey residential dwellings. A two storey flat roof commercial property (Fairways House) faces the site, and Rico House a three storey commercial property is located approximately 75 metres along George Street separated from the site by two storey dwellings.

Whilst the proposal would be three storey's in height, it would be reduced to single storey, and two storeys in height adjacent to the boundary No. 31 George Street so that it ties in with the residential scale of these residential properties increasing in height to three storeys approximately 14 metres off the shared boundary. As the site is located at the end of a street, and is set back off the main frontage with the highway it is considered that three storey design is acceptable and would not appear incongruous or overly dominating within the street scene.

The proposal seeks to use a mixture of red facing brickwork and white render for the external elevations. The use of render, and brick heads gives the external elevations elements of interest. The canopy above the entrance door makes it clear focal point within the elevation that faces towards George Street. The pitched gable roofs would replicate the shape and style of neighbouring residential properties.

SPD 1 states that should viability be raised as an issue to the satisfaction of the Council, the Council may accept the provision of onsite amenity space for residents similar to that required for category C2 schemes to meet the requirements of the SPD. Amenity space for the future occupiers would be provided through a mixture of private balconies and terraces, and a shared garden area that would be connected via circulation paths that run through the grounds with access to a potting shed and gazebo. Benches are shown throughout the site. It is therefore considered that there is adequate onsite amenity space for the residents.

The existing public right of way that runs along the western edge of the site would not be obstructed by the proposal. The landscaping scheme shows an area of native shrub planting alongside the grasscrete which the public right of way would run along and the applicant has confirmed that they consider that this will create an area defensible space alongside the PROW.

Policy JP-H3: states that all new dwelling must:

1. Comply with the nationally described space standards; and
2. Be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.

The applicant has provided a nationally described space standards schedule (NDSS) for

each of the floors, and each of the apartments within the proposal. Each unit would exceed the minimum floor area, and bedroom areas required. Bedroom widths would also exceed those required by NDSS. A condition can be used to secure compliance with Part M4(2).

It is therefore considered that the proposed development would not be a prominent or intrusive feature in the streetscene, and would provide suitable living and amenity space for future occupiers. The proposal would therefore be in accordance with Policies EN1/2, H2/1, H2/2 JP-H3 and JP-H4 of the Development Plan.

Amenity

UDP 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. There are no adopted aspect standards for new build residential properties however, Supplementary Planning Document 6 provides guidance on aspect standards between residential properties and as such, would be a reasonable guide in this case.

For clarity the following aspect standards would be applicable:

- 20 metres between directly facing habitable room windows;
- 13 metres between an existing habitable room window and a proposed two storey blank wall
- 6.5 metres between an existing habitable room window and a proposed single storey blank wall
- 7 metres between a proposed first floor habitable room window and a directly facing boundary with a neighbouring property.

Any assessment will take into account significant change in levels or new accommodation to be provided at a higher storey. In this regard, there should be an extra 3 metres of separation for each 2.5m or one storey of height or level difference in each of the above cases.

The proposed south facing, east and west facing ground floor windows would be screened by the proposed 1.8 metre closed boarded fencing. The front ground floor windows would face towards the proposed parking and would be separated from any directly facing properties by the highway to the front of the site.

The sections indicate that the dwellings that are currently under construction to the south of the site would be located at a level that is approximately 1 storey lower than the site. As such an additional 3 metres have been added to aspect standards. The proposed habitable first floor south facing windows would be located a minimum of approximately 11.8 metres from the rear boundaries of the properties along Teeside Avenue exceeding the 10 metres required by SPD 6. The balconies relating to units 31, 32 and 33 would be located approximately 10 metres from the rear garden boundaries of these properties complying with the 10 metres required by SPD 6. The balcony associated with unit 34 would have an onward view of the shared gardens associated with the development.

The proposed habitable first floor east facing windows would be located a minimum of approximately 14 metres from the shared boundary with the properties on Teeside Avenue exceeding the 10 metres required by SPD 6. The balconies relating to units 18 and 19 would be located a minimum of approximately 13 metres from this shared boundary exceeding the 10 metres required by SPD 6. The balconies associated with units 17 and 35 would have an onward view of the shared garden, or the bin access to the rear of the properties on Teeside Avenue.

The proposed habitable first floor west facing windows would be located a minimum of approximately 11.9 metres from the shared boundary with the golf course exceeding the 7 metres required by SPD 6. The balconies relating to unites 20, 21, 22, 23 and 24 would be located a minimum of approximately 10.1 metres from this shared boundary exceeding the 7 metres required by SPD 6.

The proposed habitable second floor south facing windows would be located a minimum of approximately 12 metres from the rear boundaries of the properties along Teeside Avenue. The balconies relating to units 49 and 50 would be located approximately 10 metres from the rear garden boundaries of these properties. Due to the differences in levels SPD 6 requires 13 metres from these windows and balconies and the directly facing boundary. It is noted however that there is already an existing relationship between the dwellings and the existing hotel which is located in much closer proximity to the boundary of the gardens of these properties, particularly in relation to No. 10 - 16 Teeside Avenue which would have the closest relationship with the proposed balconies. Given that this overbearing relationship would be improved, as the proposed building would be located further off their boundary than the exiting hotel and planting of native trees is proposed along the rear boundary it is considered that the relationship is acceptable.

The proposed habitable second floor east facing windows would be located a minimum of approximately 14 metres from the shared boundary with the properties on Teeside Avenue exceeding the 13 metres required by SPD 6. The balconies relating to units 38 and 37 would be located a minimum of approximately 13 metres from this shared boundary complying with SPD 6. The balconies associated with units 36 and 52 would have an onward view of the shared garden, or the bin access to the rear of the properties on Teeside Avenue.

The proposed habitable second floor west facing windows would be located a minimum of approximately 11.9 metres from the shared boundary with the golf course exceeding the 10 metres required by SPD 6. The balconies relating to unites 39, 40, 41, 42 and 43 would be located a minimum of approximately 10.1 metres from this shared boundary exceeding the 10 metres required by SPD 6.

The proposed front first floor and second floor habitable room windows would be separated from directly facing properties by a highway, soft landscaping and the proposed parking and as such no undue loss of privacy is foreseen.

The proposed front elevation of the stepped down two storey element of the development would project beyond the front elevation of No. 31 George Street. This elevation would not impact on a 45 degree line as taken from the midpoint of the nearest ground floor habitable room window of this property and as such would not be unduly overbearing.

The proposal is therefore considered to comply with the aspect standards and guidance as set out within SPD 6.

Highways, Access and Travel

Policy EN1/2 requires the consideration of the design and appearance of access, parking and service provision. This is further supported by Policy H2/2 that requires proposals to demonstrate adequate car parking provision, access for both vehicles and pedestrians, and provision for public transport and the existence of any public rights of way. Policies JP-C5 and JP-C6 require streets to be well designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport.

The proposal will be served by the same vehicular access arrangement onto George Street that serves the existing site. The vehicular access will be slightly widened and modified to tie in with the layout of the development.

Transport Requirements

Policy JP-C8 requires new development to be located and designed to enable and encourage walking, cycling and public transport use and to reduce the negative effects of car dependency.

Surveys are presented within the Transport Statement of similar retirement apartment sites throughout the country, which have been used to generate the likely trip generation of the development. This demonstrates that the highest trip generation is likely to be between 12:00-13:00 where 14 two-way trips are predicted. Additionally, it is noted that when compared to the trip generating potential of the former Hotel use, the number of trips associated with this development would be further reduced.

The nearest bus stops to the site are located along the A56 Bury New Road, around a 6-minute walk away. These stops provide services to Manchester City Centre and Bury Interchange at regular intervals. It is therefore considered that there are some genuine public transport options available as an alternative to the private car

The proposed development is in a sustainable location within easy access of bus routes on Bury New Road with local amenities close by which will encourage and enable people at the development to make sustainable transport choices. The proposal is therefore considered to be in conformity with Policy JP-C8.

Parking

In terms of parking standards, in addition to Policy JP-C8 and Policy HT2/4 requires all applications for development to make adequate provision for their car parking and servicing requirements. Supplementary Planning Document 11 provides parking standards for developments.

The Transport Statement notes that on site car parking will be provided and that each parking space will be capable of providing electric vehicle charging facilities. There is no specific parking standards for this type of development within SPD11. However, the maximum standards for sheltered housing, which is a similar use, is 1 space per 3 units. This equates to 17.33 spaces.

The proposed car park contains 37 spaces, which would provide 17-18 spaces for residents and visitor spaces and 10 staff spaces. The scheme is aimed at the older population who will require an increasing level of care, which means that a significant proportion of the residents of this scheme are unlikely to be car drivers as the average age is 85. It is anticipated that some of the staff will live locally or use public transport and there are bus stops in close proximity to the site. As such the proposals would not conflict with Policy HT2/4 of the Bury Unitary Development Plan and SPD11.

Active Travel

Policy JP-C1 requires developments to be located and designed to deliver a significant increase in the proportion of trips that can be made by walking, cycling and public transport. Developments should prioritise pedestrians, cyclists and public transport users. In order to encourage walking and cycling, it should be ensured that the pedestrian and cycling environment, within and around the site, is designed to be as safe, attractive and convenient as possible, including natural surveillance where possible. This should provide

sufficient links to the surrounding pedestrian and cycle networks

There are good quality pedestrian routes to the site with a pedestrian crossing on George Street which provide safe links to the existing bus stops and local amenities on Bury New Road. Given that the scheme is for retirement living it is acknowledged that there will be less need for cycling facilities. SPD 11 is silent on the provision for cycle parking for this type of development. It is also acknowledged that the Transport Statement has assessed existing similar developments and noted that the number of cycle movements to and from retirement living developments is extremely low. However, the Transport Statement states that sufficient cycle parking is to be provided on the site to accommodate the anticipated cycle usage associated with the proposed development and sufficient to encourage residents to pursue an active lifestyle through walking and cycling where they are able. The proposal is therefore considered to be in conformity with Policy JP-C1.

In addition to this footpath 9PRE is located along the western boundary of the site. As such UDP Policy RT3/3 - Access to the Countryside is also applicable as it requires the Council to seek to improve and extend the existing network of Public Rights of Way. This policy also supports the aspirations of the PfE policies listed above. The users of the public right of way will have access to the full width of the grasscrete access road and there are no proposed car parking spaces in the line of the path. As such it is considered that the existing public right of way has been fully accommodated within the proposed layout.

Ecology and Biodiversity Net Gain

Policy JP-G8 states that through local planning and associated activities a net enhancement of biodiversity resources will be sought. This is supported by Policy EN6/3 that seeks to retain, protect and enhance the natural environment and seeks to retain features of ecological or wildlife value. Paragraph 180 of the NPPF states that the planning policies and decisions should contribute to and enhance the natural and local environment. Policy EN8/2 supports and encourages new woodland and tree planting within the borough. This is further supported by Policy JP-G7 that aims to significantly increase tree cover and requires 2no. replacement trees for each tree lost or other measures that would also result in a net enhancement in the character and quality of the treescape and biodiversity value in the local area.

Bats

A valid bat report has been provided, in line with the recommendation of the bat assessment. Two dusk surveys during the peak activity season have occurred. No evidence of bat roosting was recorded. It can therefore be concluded that demolition of the existing building is very unlikely to have any negative effect on the conservation status of bats in the locality. As individual bats can on occasion turn up in unexpected locations and bat activity was recorded around the building, and as such an informative should be attached to any permission in relation to this.

GMEU have considered the external lighting proposed, and are satisfied that there would be no significant effect on the ability of bats to forage and commute around the area.

Nesting Birds

Trees and shrubs will be lost which are potential bird nesting habitat. Birds may also nest on the building though none have been noted in the ecological report. All British birds nests and eggs (with certain limited exceptions) are protected by Section 1 of the Wildlife & Countryside Act 1981, as amended. GMEU therefore recommend a condition to restrict works to trees and shrubs and demolition within the bird nesting season.

Three bird boxes are also requested by GMEU to be provided through condition.

Other Wildlife

The site is generally very low risk for other wildlife such as badger, hedgehog and for amphibians, with no evidence on site and no records within the zone of influence of the development and limited cover on the site. The site is currently occupied by a hotel and does not serve as a connection between habitats. GMEU have confirmed that they satisfied that the risks are low enough that it would be unreasonable to request reasonable avoidance measures.

Himalayan Balsam

This species is listed under schedule 9 part 2 of the Wildlife & Countryside Act 1981 (as amended), was recorded on the site. It is an offence to introduce or cause to grow wild any plant listed under this schedule.

Prior to any earthworks a method statement detailing control measures for himalayan balsam should be supplied to and agreed in writing to the LPA. The agreed method statement shall be adhered to and implemented in full unless otherwise agreed in writing by the LPA.

Contributing to and Enhancing the Natural Environment & Biodiversity Net Gain (BNG)

The submitted Biodiversity Metric Report and Metric Tool indicate that a net gain in biodiversity will be achieved on-site as follows:

- Habitat Units +0.36
- Hedgerow Units +1.34

The site is primarily hard standing and building with small areas of soft landscaping primarily ornamental. This will be replaced with similar habitats, but with an overall increase in the percentage of the site that is vegetated.

GMEU have reviewed the BNG metric that has been submitted and are satisfied that the defra metric is robust, with the baseline values appearing reasonable. GMEU have concluded that even if some of the proposed condition targets are failed for the created habitats more than 10% BNG will be achieved on the site for area based habitats.

As no bats were found, GMEU have recommended as mitigation for loss of bat roost opportunities two bat boxes via condition.

Trees

12 trees will be retained on-site and the habitat creation will involve woodland bulbs, ornamental planting, native shrub planting, grassland, wildflower meadow planting, 50 small trees and native and evergreen hedge creation.

This equates to a 15.25% gain in habitat units and a 1131.56% gain in hedgerow units. The trading rules of the metric have been satisfied, as habitats lost have been 'traded up'. As such, the proposal meets the requirements of Policy JP-G8.

PfE Policy JP-G7: Trees and Woodland requires replacement of lost trees, on the basis of two trees for each tree lost, or other measures that would also result in a net enhancement of the character and quality of the tree scape and biodiversity value. The proposal to provide 50 small trees on-site satisfies this policy.

The development should protect trees and woodland during the construction phase of and this can be conditioned to ensure full compliance with Policy JP-G7.

Carbon and Energy

JP-S2 - Carbon & Energy sets out the steps required to achieve net zero carbon emissions. The proposed development is designed to utilise a high performing thermal envelope to minimise heat loss, as well as efficient heating and lighting systems, which will drive energy efficiency in the building to meet the targets for space and water heating demand. This is augmented by the use of an Air Source Heat Pump system to provide hot water to drive low carbon, efficient energy usage within the building design. Photovoltaic panels (PVs) will be fitted for the communal areas to generate electrical energy. A detailed Energy Statement has been submitted with the planning application. The proposal is therefore in conformity with Policy JP-S2.

Digital Connectivity

JP-C2 - Digital Connectivity - this policy requires development to have full fibre to premises connections unless infeasible or unviable, with multiple-ducting. The policy supports the provision of free, secure, high-speed public wi-fi connections, particularly in the most frequented areas. The applicant has confirmed that the development will be provided with full connections in accordance with the requirements of Policy JP-C2.

Drainage

Any proposal should include a surface water scheme that must be based on the hierarchy of drainage options in the National Planning Practice Guidance and include assessment of potential SuDS options for surface water drainage with appropriate calculations and test results to support the chosen solution. It must be designed in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015).

United Utilities have reviewed the submitted drainage strategy and confirmed that the proposals are acceptable in principle.

Health and Wellbeing

JP-P6 - Health - this policy supports improvements in healthcare facilities. Where appropriate, the provision of new or improved health facilities will be required proportionate to the additional demand generated.

The applicants have provided an independent study carried out by WPI Strategy for the Homes for Later Living Group entitled "Healthier and Happier" which demonstrates that people living in all forms of housing for older people have significantly greater well-being than those living in other types of accommodation.

In addition, having better access to housing, improvements in the environment and access to on-site communal indoor and outdoor space are considered to have a beneficial impact to health. The proposals are therefore in accordance with Policy JP-P6.

Planning Obligations

An independent review of the submitted Financial Viability Assessment has been undertaken by Capita.

The full open market shows a negative position on viability when the Residual Land Value (£2,458,260) is compared to the Benchmark Land Value (£3,360,000). A deficit of minus -£901,740. This is on the basis of no affordable housing provision or off-site contribution and also no additional section 106 asks/obligations.

Any inclusion of affordable housing provision/off-site financial payment and/or section 106 obligations will only increase the deficit meaning the site is even less viable.

The independent review concludes that the development is unviable and any additional requirements for affordable housing or section 106 matters could not be accommodated. Due to the outcome of this review a section 106 overage clause is sought to secure a financial contribution if the GDV is higher than anticipated.

Response to Representations

The existing site is in private ownership. The owners of the site can close this site, and the associated leisure facilities at anytime without the need to re-provide them elsewhere.

The impact of the proposal in relation to traffic has been covered within the main body of the report and a Construction Traffic Management Plan condition has been included.

The existing public right of way to the west of the site has been maintained.

Residential and visual amenity has been addressed within the main body of the report.

United Utilities have assessed the drainage proposal and requested a condition to ensure compliance with the drainage plans submitted. This has been included within the recommendation.

The need for this type of housing and the principal of development have been addressed within the main body of the report.

The submitted Financial Viability Assessment has been externally assessed.

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

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Minded to Approve

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 numbered NO-2953-3-AC-PL01 PL1, NO-2953-3-AC-PL02 PL1, NO-2953-03-AC-PL03 PL1, NO-2953-03-AC-PL04 PL1, NO-2953-03-AC-PL05 PL2, NO-2953-03-AC-PL06.2 PL2, NO-2953-03-AC-PL06.1 PL2, NO-2953-03-AC-PL06 PL7, NO-2953-03-AC-PL07 PL3, NO-2953-03-AC-PL08 PL3, NO-2953-03-AC-PL09 PL2, NO-2953-03-AC-PL10 PL2, NO-2953-03-AC-PL11 PL2, NO-2953-03-AC-PL13 PL2, NO-2953-03-AC-PL15 PL2, NO-2953-03-AC-PL16 PL2, NO-2953-03-AC-PL17 PL2, NO-2953-03-AC-PL21, NO-2953-03-AC-PL22, NO-2953-03-AC-PL23 PL1, NW-2953-3-LA-101 Rev D, NW-2953-3-LA-201 Rev

C, 882746 LDE P1. FLP/BS/01, MCS-2953-PRESTWICH, 40-01-LDE-DR-D-01-01-P4, 40-01-LDE-DR-D-01-02-P2, 40-01-LDE-DR-D-01-03-P2, 40-02-LDE-02-01-P4, 40-02-LDE-02-02-P2, 40-02-LDE-02-03-P2 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 Development Plan listed.

3. Details/Samples of the (materials/bricks) to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.

Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design.

4. No development shall commence unless and until:-

1. A contaminated land Preliminary Risk Assessment report to assess the actual/potential contamination and/or ground gas/landfill gas risks at the site shall be submitted to, and approved in writing by, the Local Planning Authority;
2. Where actual/potential contamination and/or ground gas/landfill gas risks have been identified, detailed site investigation and suitable risk assessment shall be submitted to, and approved in writing by the Local Planning Authority;
3. Where remediation/protection measures is/are required, a detailed Remediation Strategy shall be submitted to, and approved in writing by, the Local Planning Authority.

Reason. The scheme does not provide full details of the actual contamination and subsequent remediation, which is required to secure the satisfactory development of the site in terms of human health, controlled waters, ground gas and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

5. Following the provisions of Condition 4 of this planning permission, where remediation is required, the approved Remediation Strategy must be carried out to the satisfaction of the Local Planning Authority within agreed timescales; and A Site Verification Report detailing the actions taken and conclusions at each stage of the remediation works, including substantiating evidence, shall be submitted to and approved in writing by the Local Planning Authority prior to the development being brought into use.

Reason. To secure the satisfactory development of the site in terms of human health, controlled waters and the wider environment and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.

6. Prior to occupation the applicant shall provide:

1. 1 no. electric vehicle (EV) charging point (minimum 7kW*) per unit for dwellings with dedicated parking; or
2. Electric vehicle (EV) charging points (minimum 7kW*) for a minimum of 20% of car parking spaces for dwellings with unallocated parking; or
3. Electric vehicle (EV) charging points (minimum 7kW*) for a minimum of 20% of the proposed parking spaces.

Photographic evidence of the installation of the agreed electric vehicle charge points shall be submitted to Local Planning Authority for approval prior to the development being brought into use.

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

Reason. To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable and to safeguard residential amenity, public health and quality of life with respect to Local Air Quality, in accordance with paragraphs 111e, 116e, 180e and 192 of the National Planning Policy Framework (December 2023) and Places for Everyone Policy JP-S5 (Clean Air).

7. The removal of tree T1 may have the potential to cause harm to bats as identified in the Preliminary Ecological Appraisal, e3p ref. 81-460-R1-1 and shall not in any circumstances occur unless precautionary measures or further survey have been provided to and agreed in writing by the local planning authority
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies JP-G8 - A Net Enhancement of Biodiversity and Geodiversity and EN6/3 – Features of Ecological Value of the Development Plan and Section 11 of the National Planning Policy Framework.
8. No works to trees or shrubs shall occur or demolition commence between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies JP-G8 - A Net Enhancement of Biodiversity and Geodiversity and EN6/3 - Features of Ecological Value of the Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
9. Prior to the commencement of any earthworks full details of a scheme for the control of Himalayan Balsam (*Impatiens glandulifera*) shall be submitted to and approved in writing by the Local Planning Authority. The approved management plan shall include a timetable for implementation. Should a delay of more than one year occur between the date of approval of the management scheme and either the date of implementation of the management scheme or the date of development commencing, a further site survey must be undertaken and submitted to the Local Planning Authority.
Reason. The scheme does not provide full details of the actual extent of Himalayan Balsam in the interest of Development Plan Policy JP-G1 - Landscape Character and pursuant to National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
10. The landscaping scheme hereby approved shall be implemented not later than 12 months from the date the building is first occupied and shall include the provision of 2no bat boxes, 3no. bird boxes and swift bricks. Any trees or shrubs removed, dying or becoming severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of a similar size and species

to those originally required to be planted to the written satisfaction of the Local Planning Authority.

Reason. To secure the satisfactory development of the site and in the interests of visual amenity and protected species pursuant to Policies EN8/2 – Woodland and Tree Planting and JP-G8 - A Net Enhancement of Biodiversity and Geodiversity of the Development Plan and chapter 15 - Conserving and enhancing the natural environment of the NPPF.

11. All trees to be retained on site shall be protected in accordance with the approved Arboricultural Method Statement TRE/FLGSP and BS 5837:2012 "Trees in relation to design, demolition and construction". The development shall not commence unless and until the measures required by the British Standard are implemented and all measures required shall remain in situ until the development has been completed.

Reason. To avoid the loss of trees which are of amenity value to the area pursuant to Policy EN1/2 - Townscape and Built Design, JP-G7 - Trees and Woodland and EN8/2 – Woodland and Tree Planting of the Development Plan.

12. The Biodiversity Gain Plan shall be prepared in accordance with the Biodiversity Metric Report dated 5th March 2024 and prepared by e3p and must include:
1. information about the steps taken or to be taken to minimise the adverse effect of the development on the biodiversity of the onsite habitat and any other habitat;
 2. the pre-development biodiversity value of the onsite habitat;
 3. the post-development biodiversity value of the onsite habitat;
 4. any registered offsite biodiversity gain allocated to the development and the biodiversity and the biodiversity value of that gain in relation to the development;
 5. any biodiversity credits purchased for the development; and
 6. any such other matters as the Secretary of State may by regulations specify.

Reason. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.

13. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

1. a non-technical summary;
2. the roles and responsibilities of the people or organisation(s) delivering the HMMP;
3. the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
4. the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and
5. the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

has been submitted to, and approved in writing by, the local planning authority.

Reason. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.

14. The development hereby approved shall not be occupied unless and until:

1. the habitat creation and enhancement works set out in the approved HMMP have been completed; and
2. a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.

Reason. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.

15. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.
Reason. To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990 and policy JP-G8 A Net Enhancement of Biodiversity and Geodiversity.
16. Within 6 months of the occupation of the development hereby approved a Travel Plan shall be produced for the development, with the objective of reducing reliance on the private car, particularly single occupancy use and shall be submitted to, and agreed in writing by the Local Planning Authority. The Travel Plan should be designed to raise awareness of opportunities for reducing travel by car and should feature a range of measures and initiatives promoting a choice of transport mode, and a clear monitoring regime with agreed targets.

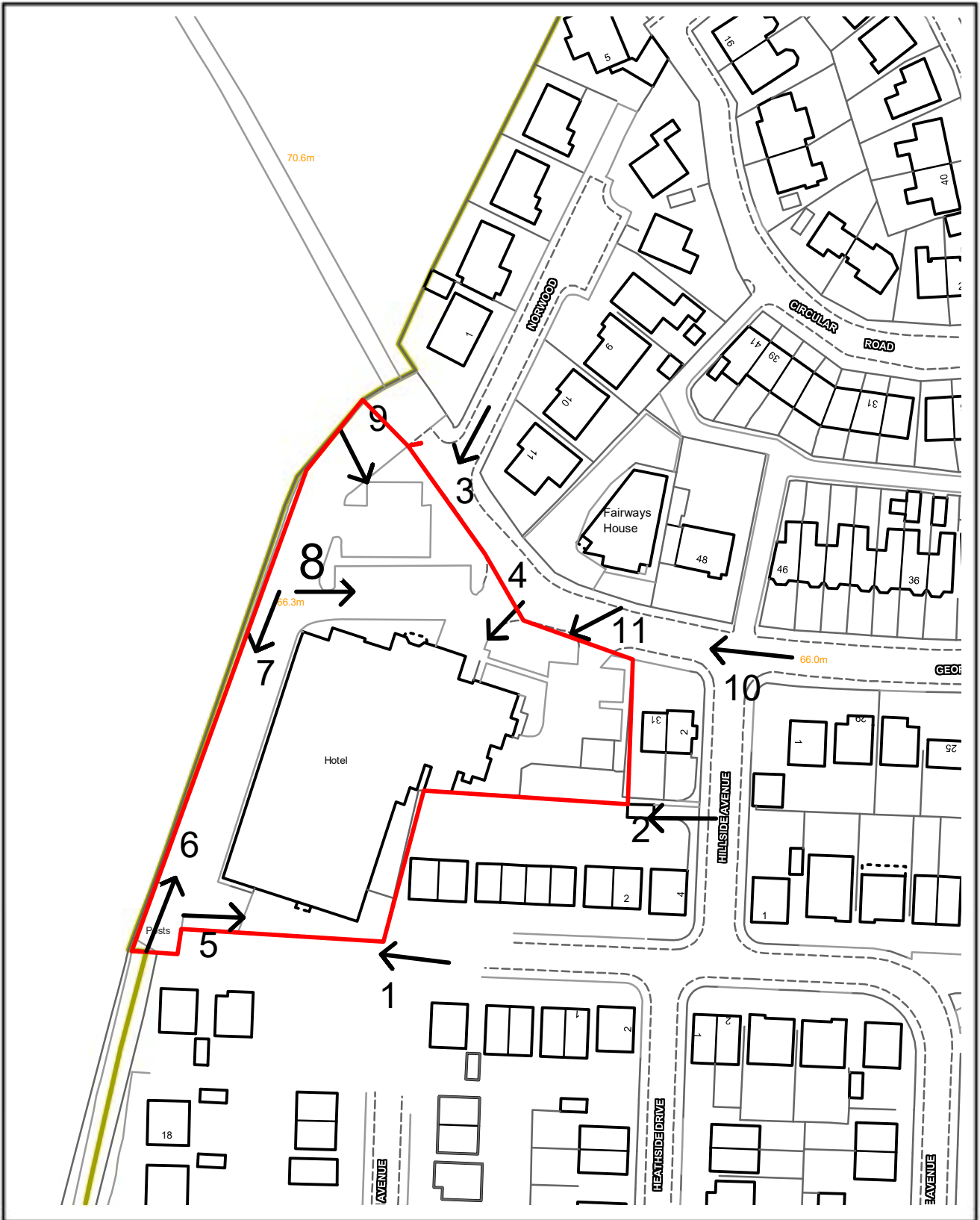
The details subsequently approved shall be implemented to an agreed programme.

Reason. Information not submitted with the planning application. To encourage sustainable travel choices pursuant to Bury Unitary Development Plan Policy Policy JP-C1 - An Integrated Network and JP- C3 - Public Transport.

17. The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Foul & Surface Water Drainage Design Drawing 40-02-LDE-02-03-P2 Dated December 23 which was prepared by LDE. For the avoidance of doubt surface water must drain at the restricted rate of 6 l/s. No surface water will be permitted to drain directly or indirectly into the public sewer. Prior to occupation of the proposed development, the drainage schemes shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.
Reason. To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding. To promote sustainable development and reduce flood risk pursuant to Development Plan Policies JP-S4 - Flood Risk and the Water Environment, EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.
18. The dwellings hereby approved shall be built in accordance with the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations.
Reason. To secure the satisfactory development of the site pursuant to Places for Everyone Joint Development Plan Policy JP-H3: Type, Size and Design of New Housing.

For further information on the application please contact **Helen Pressley** on **0161 253 5277**

Viewpoints



PLANNING APPLICATION LOCATION PLAN

APP. NO 70484

ADDRESS: Fairways Lodge Hotel George



Bury
Council

Planning, Environmental and Regulatory Services

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70484

Photo 1



Photo 2



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Photo 3



Photo 4



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Photo 5



Photo 6



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Photo 7



Photo 8



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Photo 9



Photo 10



70484

Photo 11





REVISIONS

Rev.	Note.	Date	By
PL1	PLANNING SUBMISSION	25/01/24	GO

1:1250



burnaby villa ■ 48 waling street road ■ fulwood ■ preston ■ pr2 8bp
tel: 01772 774510 fax: 01772 774511 email mck@mckassociates.co.uk

Our Ref.

McCARTHY STONE

Life, well lived

Project Title
Former Fairways Lodge, George Street, Prestwich

Drawing Title
Location Plan

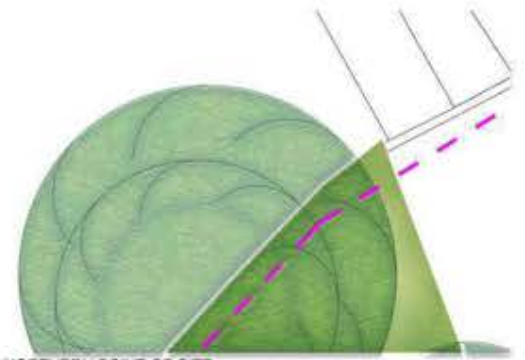
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 Drawing No.
NO - 2953 -3 -AC -PL01 PL1
 Division | Project No. | Stage | Discipline | Number | Revision

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MCCARTHY STONE RED LINE BOUNDARY

DETAIL 1: NORTHERN POINT OF SITE



GRASSCRETE ACCESS ROAD AND TURNING HEAD FOR FIRE APPLIANCE

REVISIONS

REV	COMMENT	BY	DATE
PL1	FLANNERS SUBMISSION	GD	20/01/24
PL2	RECEPTION FLIPPED WITH HINNY TALK	GD	20/01/24
PL3	NAME'S ADDED TO APARTMENT BOOKING APP	JM	20/01/24
PL4	BE STAND OFF FROM BEST BOUNDRY JN	JM	19/01/24
	ACCESSED		
PL5	ACCESS AMENDED	JM	17/01/24
PL6	PARKING AMENDED TO SUIT TRACKING APP	JM	16/01/24
PL7	TRACKING ADDED TO DRAWING	JM	20/01/24
	PARKING SPACES REMOVED	JM	20/01/24

NOTE
Please refer to accompanying NGS schedule for apartment completion

ACCOMMODATION SCHEDULE

FLOOR	NO.	TYPE	NO.
GROUND FLOOR	1	RECEPTION	1
FIRST FLOOR	1	OFFICE	1
SECOND FLOOR	1	RESIDENTIAL	1
THIRD FLOOR	1	RESIDENTIAL	1
FOURTH FLOOR	1	RESIDENTIAL	1

KEY

- PUBLIC RIGHT OF WAY
- EXISTING FUEL WATER PIPE WITH IN CASHEMENT
- EXISTING SURFACE WATER PIPE WITH IN CASHEMENT
- EXISTING FUEL WATER PIPE TO BE CLOSED OFF AND AMENDED
- TREES TO BE REMOVED
- GRASSCRETE ACCESS ROAD AND TURNING HEAD FOR FIRE APPLIANCE
- EXISTING TREES

KEY

- B = BEDROOM
- L = LOUNGE
- K = KITCHEN
- U = UTILITY
- SR = SHOWER ROOM
- E = ENTRANCE
- W = WARDROBE

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100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200

McCarthy Stone
Life, well lived

Project Title
FORMER FARWAYS LODGE
GEORGE STREET
PRESTWICH

Drawing Title
PROPOSED SITE PLAN

Scale: 1:200
Date: 20/01/24
Drawn: [Name]
Checked: [Name]
Drawing No: NO 2953 03-AC-PL06-PL7

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ADJACENT SITE APPROVED FOR RESIDENTIAL DWELLINGS UNDER PLANNING PERMISSION 62127 (RESERVED MATTERS APPROVED UNDER 63324)



REVISIONS

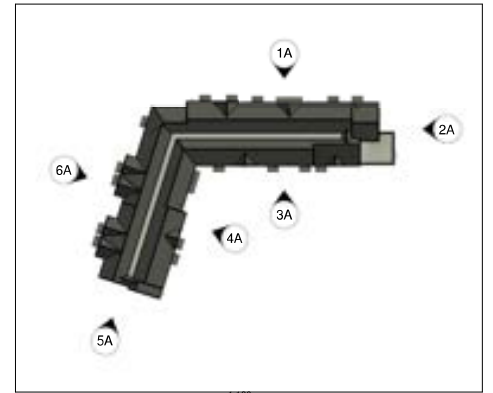
Rev.	Note	Date	By
PL1	Planning submission	25/01/24	GO
PL2	Reception & apartments 1-2 floor	26/01/24	GO



Elevation 1 - a
1 : 100










Elevation 2 - a
1 : 100



ELEVATION KEY
1 : 1000

PROPOSED MATERIAL PALETTE

-  PRIMARY FACING BRICK:
TUSCAN RED MULTI BY WIENERBERGER
-  RENDER:
LIMESTONE WHITE THIN COAT BY K-REND
-  PVC WINDOWS:
EUROCELL LOGK CHAMFERED TO BR FINISHED GREY RAL7016
-  FASCIA, SOFFITS AND RAINWATER GOODS:
PVC FINISHED IN BLACK
-  BALCONIES:
BALCONY DECKING AND RAILINGS TO BE POWDER COATED GRAY RAL7016
-  TILE:
CALDERDALE EDGE DARK GREY BY WIENERBERGER, ALL ACCESSORIES TO SUIT
-  PARAPETS:
ALUMINIUM PARAPETS TO BE POWDER COATED BLACK

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turnbury villa ■ 45 walling street road ■ fulwood ■ preston ■ pr2 8rp
tel: 01772 774510 fax: 01772 774511 email: mck@mckassociates.co.uk

Our Ref.

McCarthy Stone
Life, well lived

Project Title
Former Fairways Lodge, George Street, Prestwich

Drawing Title
PROPOSED ELEVATIONS 1+2

Scale	Date
As indicated @ A1	29/01/2024 11:37:01
Drawn: JW	Checked: PS
Drawing No.:	
NO - 2953 -03-AC -PL09 PL2	
Division: Project No. Stage Discipline Number Revision	

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REVISIONS

Rev.	Note	Date	By
PL1	Planning submission	25/01/24	GO
PL2	Reception & apartments 1-2 floor	26/01/24	GO



Elevation 3 - a
1 : 100



Elevation 4 - a
1 : 100



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tel 01772 774510 fax 01772 774511 email mck@mckassociates.co.uk

Our Ref.

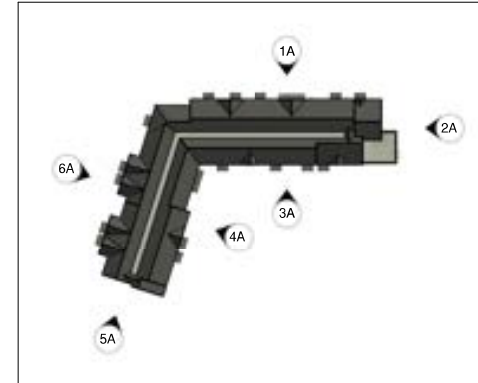
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Life, well lived

Project Title
Former Fairways Lodge, George Street, Prestwich

Drawing Title
PROPOSED ELEVATIONS 2of3

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Drawing No.	NO - 2953 -03-AC -PL10 PL2		
Division	Project No.	Stage / Discipline	Number / Revision

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ELEVATION KEY
1 : 1000

PROPOSED MATERIAL PALETTE

- PRIMARY FACING BRICK:
TUSCAN RED MULTIBY WIENERBERGER
- RENDER:
LIMESTONE WHITE THIN COAT BY K-REND
- PVC WINDOWS:
EUROCELL LOOK CHAMFERED TO BR FINISHED GREY RAL7016
- FASCIA, SOFFITS AND RAINWATER GOODS:
PVC FINISHED IN BLACK
- BALCONIES:
BALCONY DECKING AND RAILINGS TO BE POWDER COATED GRAY 7016
- TILE:
CALDERDALE EDGE DARK GREY BY WIENERBERGER. ALL ACCESSORIES TO SUIT
- PARAPETS:
ALUMINUM PARAPETS TO BE POWDER COATED BLACK

REVISIONS

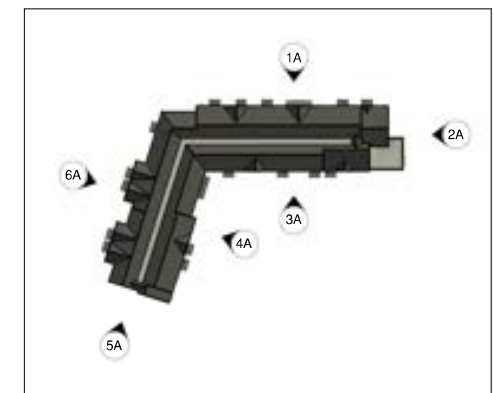
Rev.	Note	Date	By
PL1	Planning submission	25/01/24	GO
PL2	Reception & apartments 1-2 floor	26/01/24	GO



Elevation 5 - a
1 : 100










Elevation 6 - a
1 : 100



ELEVATIONS KEY
1 : 1000

PROPOSED MATERIAL PALETTE

-  PRIMARY FACING BRICK:
TUSCAN RED MULTI BY WIENERBERGER
-  RENDER:
LIMESTONE WHITE THIN COAT BY K-REND
-  PVC WINDOWS:
EUROCELL LOGK CHAMFERED TO BR
FINISHED GREY RAL7016
-  FASCIA, SOFFITS AND RAINWATER GOODS:
PVC FINISHED IN BLACK
-  BALCONIES:
BALCONY DECKING AND RAILINGS TO BE
POWDER COATED GRAY 7016
-  TILE:
CALDERDALE EDGE DARK GREY BY
WIENERBERGER, ALL ACCESSORIES TO
SLIT
-  PARAPETS:
ALUMINUM PARAPETS TO BE POWDER
COATED BLACK



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Our Ref.

McCarthy Stone
Life, well lived

Project Title
Former Fairways Lodge, George Street, Prestwich

Drawing Title
PROPOSED ELEVATIONS 3of3

Scale	As indicated@A1	Date	29/01/2024 11:43:27
Drawn	GO	Checked	PS
Drawing No.	NO - 2953 -03-AC -PL11 PL2		
Division	Project No.	Stage / Discipline	Number / Revision

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REVISIONS

Rev.	Note	Date	By
PL1	Planning submission	25/01/24	GO
PL2	Reception & apartments 1-2 flipped	25/01/24	GO
PL3	Names added to apartment rooms	22/04/24	JW



KEY
 B = BEDROOM
 L = LOUNGE
 K = KITCHEN
 U = UTILITY
 S = SHOWER ROOM
 E = ENSUITE
 W = WARDROBE

1800 - 00 - GROUND FLOOR PLAN
 1 : 200



KEY
 B = BEDROOM
 L = LOUNGE
 K = KITCHEN
 U = UTILITY
 S = SHOWER ROOM
 E = ENSUITE
 W = WARDROBE

1801 - 01 - FIRST FLOOR PLAN
 1 : 200

- Communal
- 1 Bed
- 2 Bed

1800 - APARTMENT MIX	
No. OF BEDS	Count
00 - FFL	
1 BED	9
2 BED	7
01 - FFL	
1 BED	11
2 BED	8
02 - FFL	
1 BED	10
2 BED	7
Grand total:	52



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 tel: 01772 774910 fax: 01772 774911 email: mck@mckassociates.co.uk

Our Ref.

McCarthy Stone
Life, well lived

Project Title
Former Fairways Lodge, George Street, Prestwich

Drawing Title
PROPOSED FLOOR PLANS 10F2

Scale: *As indicated@A1* Date: **22/04/2024 10:00:08**
 Drawn: **JW** Checked: **PS**
 Drawing No.: **NO - 2953 -03-AC -PL07 PL3**
 Division: Project No. Stage Discipline Number Revision

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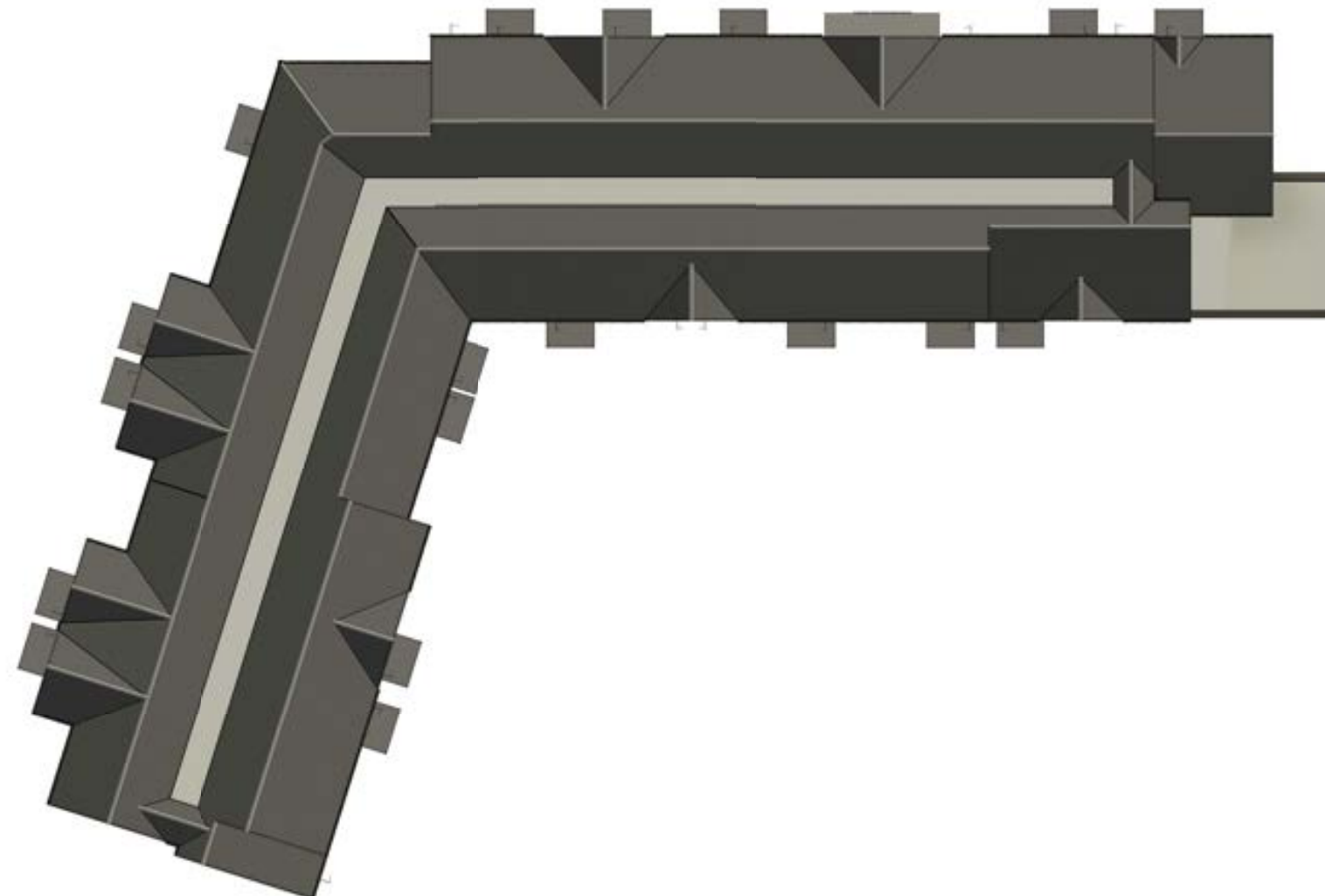
REVISIONS

Rev.	Note	Date	By
PL1	Planning submission	25/01/24	GO
PL2	Reception & apartments 1-2 Ripped	25/01/24	GO
PL3	Names added to apartment rooms	22/04/24	JW



KEY
 B = BEDROOM
 L = LOUNGE
 K = KITCHEN
 U = UTILITY
 S = SHOWER ROOM
 E = EN-SUITE
 W = WARDROBE

1802 - 02 - SECOND FLOOR PLAN
 1 : 200



1805 - ROOF PLAN
 1 : 200



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Project Title
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Drawing Title
PROPOSED FLOOR PLANS 20F2

Scale	1 : 200 @ A1	Date	22/04/2024 10:00:52
Drawn	AB	Checked	PS
Drawing No.			
NO - 2953 -03-AC -PL08 PL3			
Division	Project No.	Stage / Discipline	Number / Revision

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