PLANNING AND
BUILDING CONTROL

0 8 FEB 2013

SPLASH DEVELOPMENTS LIMITED

PLANNING, DESIGN & ACCESS STATEMENT

(AMENDMENT NO. 1)

577 Oldham Road
Failsworth
Manchester
M35 9AE

Splash Developments Ltd.
577 Oldham Road
Failsworth
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Head of Planning Services
Manchester City Council
PO Box 532
Town Hall
Albert Square
Manchester M60 2LA

30 March 2012

Planning Application

Land on Regent Street, Newton Heath, Manchester

In support of the application would you please take into account the following:-

1. SITE DESCRIPTION/BACKGROUND

1.1. Land is on Regent Street at the rear of Culcheth Methodist Church.
1.2. Photographs herewith to illustrate the land.

2. THE PROPOSAL

2.1 The proposal is to build six town houses
2.2 Parking spaces available to the front of the properties.

3. PLANNING POLICY

Unitary Development Plan (UDP)

3.1 Looking now to planning policy, the site is unallocated for any primary purpose on the replacement unitary development plan
3.2 Replacement unitary development plan now carries considerable weight and the planning policies contained within it should be addressed as follows:

CHAPTER 3 THE DESIGN OF NEW DEVELOPMENT

3.3. Policies D1 and D1 1.1. deal with general design criteria. They require all development to be of high quality. In the case of residential

developments, these are required to achieve a high standard of residential amenity and ensure that adjoining land or buildings users do not suffer significant loss of amenity.

3.4. It is considered that the development will be appropriate for the area, not adversely affect the occupiers of surrounding properties, will blend in with existing buildings. It is in a good location that will provide accommodation for new residents who will use the facilities of the area and can contribute to the local community.

CHAPTER 4 TRANSPORT

3.5 Policy T2 requires new development to be accessible by a choice of modes of transport including public transport

3.6 The site is well located on major bus routes to Chadderton, Oldham and Manchester and has access to local shops, retail and community facilities

3.7 Policy T3-3 deals with car parking. These are required to be in accordance with current council parking standards.

3.8 In this case parking spaces are provided to the front of the properties and in view of this it is considered that this policy is complied with.

CHAPTER 5 HOUSING

3.9 Policy H1-3 deals with housing development on none allocated sites. It lists a number of criteria that must be complied with.

3.10 As already stated the site is well located in respect of access to public transport and other facilities and is capable of development without detriment to the area.

3.11 Provision of dwellings will provide accommodation for people who wish to live in the area. This will add to the inclusivity of the area and assist in maintaining the viability of public community services and private businesses. The dwellings will also cater for people with disabilities.

Regional Spatial Strategy (RSS)

3.12 Whilst this deals with strategic planning and development of the North West as a whole, in the main it leans towards providing sustainable development in appropriate locations in urban areas.

3.13 It is considered that the proposal is in compliance with RSS as it makes good use of a site in a sustainable area.

Government Planning Policies

3.14 Planning Policies PPS1 – Delivering Sustainable Development is complied with for the reasons listed above.

3.15 Planning Policy Guidance Note No. 13 – Transportation requires that development should be accessible to a range of transport facilities including public transport. Again, it is clear that the development complies with this document.

4. CONCLUSION

4.1 In conclusion it is considered that the proposal makes good use of an unused site and it will provide much needed residential accommodation of a range and type appropriate in the area.

4.2 The development complies with Unitary Development Plan, Regional and National Planning Policies.

I hope the above is helpful. Should you require any further information then please do not hesitate to contact me.

Yours sincerely,

CARL GARRITY

DIRECTOR