

PLACES FOR EVERYONE (PfE) STATEMENT

Ref: 72980 – 8-12 Silver Street, Bury, BL9 0EX

Project number: GSS25142

Date: 5th June 2026

Proposal: Change of use from Use Class E to create 9 no. apartments (Use Class C3)

This document is produced in support of the prior approval application (Ref 72980) at 8-12 Silver Street, Bury, BL9 0EX for the change of use of the upper floors from Use Class E to create 9 no. self-contained apartments (Use Class C3). The ground floor is retained and no external alterations are proposed.

Policy JP-H3: Type, Size and Design of New Housing

- All 8 apartments meet the Nationally Described Space Standards.
- No external alterations are proposed; the building's appearance is entirely unchanged.

Policy JP-H4: Density of New Housing

- The site is located in Bury town centre, one of the most accessible locations in the borough, appropriate for residential intensification.
- The proposal makes efficient use of existing underutilised upper floor space without any additional land take.

Policy JP-P1: Sustainable Places

- Future residents will be within walking distance of employment, shops, leisure, healthcare and public transport.
- The conversion brings partially vacant upper floor space back into productive use, supporting town centre vitality.

Policy JP-P2: Heritage

- The site is within the Bury Town Centre Conservation Area. The building is not listed.
- All works are entirely internal. The Conservation Officer raised no objection on heritage grounds.

Policy JP-C1: Our Integrated Network

- Bury Interchange is within a 3-minute walk, providing Metrolink, bus and rail connections.
- No vehicular access is proposed and no significant traffic impact is anticipated.

Policy JP-C2: Digital Connectivity

- The site is located in a well-served urban area with access to full fibre broadband from multiple providers.

Policy JP-S2: Carbon and Energy

- The conversion will be brought up to current Building Regulations standards for thermal performance and energy efficiency.
- Reuse of an existing building reduces embodied carbon compared to new-build development.
- Secondary double glazing will improve thermal performance and reduce energy demand.

Policy JP-C5: Streets For All

- No alterations to the public realm are proposed.
- Bin storage is provided internally with access confirmed as sufficient for 660-litre communal bins.

Policy JP-C6: Walking and Cycling

- Secure cycle storage is provided within the ground floor of the building.
- The town centre location places everyday destinations within comfortable walking distance.

Policy JP-C8: Transport Requirements of New Development

- No vehicular access exists or is proposed. No unacceptable highway impact is anticipated.
- Bin and cycle storage are provided within the building without impact on the highway network.