



22 October 2024

Planning Department
Bury Council
Town Hall
Knowsley Street
Bury
BL9 0SW

Dear Sir/Madam

**Unit 30-32 Haymarket, Mill Gate Shopping Centre, Bury
Application for Change of Use**

Please find enclosed an application ("this Application") for change of use to Unit 30-32 Haymarket, Mill Gate Shopping Centre (the "Site") from existing Use Class E (Commercial, Business and Service) to Use Class E (Commercial, Business and Service) and Sui Generis (car showroom) to facilitate the creation of floorspace for car showroom (the "Proposed Development").

The Applicant is Bury Bruntwood (Mill Gate) LLP ("the Applicant").

Description of Development

The proposed Description of Development is:

"Change of Use to Unit 30-32 Haymarket, Mill Gate Shopping Centre from Use Class E (Commercial, Business and Service) to Use Class E (Commercial, Business and Service) and Sui Generis (car showroom) to facilitate the creation of floorspace for car showroom."

The Site

The Site, subject to this Application, refers to Unit 30-32 Haymarket, within the Mill Gate Shopping Centre. The site area is 424 sq. m.

Please find Site Location Plan enclosed within this Application.

Background

The Mill Gate Shopping Centre, opened in July 1992, is located in Bury Town Centre and contains approximately 400,000 sq. ft. of retail floorspace across over 140 units.

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The Applicant has now identified an incoming occupier for the Site and this Application is part of the on-going proactive retail strategy deployed by the Applicant that seeks to build a more financially sustainable and vibrant town centre.

Proposed Development

This change of use application is submitted for the change of use of Unit 30-32 Haymarket, Mill Gate Shopping Centre from Use Class E (Commercial, Business and Service) to Use Class E (Commercial, Business and Service) and Sui Generis (car showroom) to facilitate the creation of floorspace for car showroom.

As aforementioned, the Site is located internally within the Mill Gate Shopping Centre. The Proposed Development's hours of operation remain in line with standard opening hours of the Mill Gate Shopping Centre of 9:00am to 5:30pm, Monday to Sunday.

The Proposed Development contributes to active frontage along a key route within the Town Centre, and it will be able to support a diversity of uses in the Mill Gate Shopping Centre and more importantly in the Town Centre. The Proposed Development will also ensure the continued occupation of retail units and contribute to the vibrancy of the Town Centre.

The nature of the Proposed development is to allow the Site to be used as a car showroom to showcase cars, similar in nature to a retail unit and complement the predominant surrounding retail uses. It will be operated in a way that is more experience driven, which enables customers to engage with the project, speak with customer service team and order new vehicles, although no vehicle deliveries or servicing will be carried out in the Site. The footfall that the occupier will drive will therefore support vitality of the Town Centre and align with characteristics of a vibrant town centre.

No other changes, including external changes, are proposed under this Application.

Planning Policy Framework

The key Development Plan documents relevant to the Proposed Development are:

- Unitary Development Plan (UDP) 1997;
- Places for Everyone Plan (2024).

Other material considerations associated with the Proposed Development are as follows:

- National Planning Policy Framework (the "NPPF") (2023);
- Bury Town Centre Masterplan (2022); and,
- The Mill Gate Shopping Centre Regeneration Framework (2024).

Relevant Planning Policies and Material Considerations

Document	Policy
The 1997 Unitary Development Plan (UDP)	S1/1 – Shopping in Bury Town Centre S2/2 – Prime Shopping Areas and Frontages S4/4 – Car Showrooms, Car Sales Areas and Petrol Filling Stations TC2/2 – Mixed Use Development TC3 – Bury Town Centre
Places for Everyone (PfE) Plan (2024)	Policy JP-Strat12 – Main Town Centres Policy JP-P4 – New Retail and Leisure Uses in Town Centres
Bury Town Centre Masterplan (2022) The Mill Gate Shopping Centre Regeneration Framework (2024)	

Planning Policy Assessment

The Principle of Use

PfE Plan Policy JP-Strat12 notes that “the role of the main town centres as local economic drivers will continue to be developed”, and that focus will be put on retail uses within Town Centres. Furthermore, PfE Plan Policy JP-P4 outlines that retail uses of main Town Centres including Bury Town Centre will be maintained and enhanced.

The 1997 UDP Policy TC2/2 encourages developments that seek to reinforce a mix of uses within the Town Centre. Furthermore, the 1997 UDP Policy TC3 seeks to promote and support proposals to expand and enhance Bury Town Centre, in order to maintain its role as an important centre, by encouraging a wide range of activities within the Town Centre.

The 1997 UDP Policy S1/1 seeks to maintain and enhance the role of Bury Town Centre as a sub-regional shopping centre, including the promotion of complementary speciality shopping. The 1997 UDP Policy S4/4 notes car showrooms should be located within or adjoining established shopping areas, and that shopping frontages must not be disrupted.

The Bury Town Centre Masterplan (2022) identifies an opportunity to diversify Mill Gate Shopping Centre’s traditional retail offering by introducing new uses that revitalise the Town Centre and contribute to overall vibrancy. The Mill Gate Shopping Centre Regeneration Framework (2024) resonates on diversifying uses within the Town Centre as part of its retail strategy. It further elaborates on the importance for Bury to adapt to the ever-changing retail market, the importance of increasing wider footfall and diversifying the customer base in the Town Centre, and to ensure that high quality mixed-use development is present to support the long-term vibrancy of the Town Centre.

This Change of Use Application is submitted to facilitate the creation of floorspace for car showroom on the Site, which is in itself a form of complementary speciality shopping in the Town Centre.

The Applicant acknowledges the potential loss of traditional retail space as a result of this Application; however, consideration should be given to the location of the Site being along a key route of the wider Mill Gate Shopping Centre. The Proposed Development is the first-of-its-kind in the Mill Gate Shopping Centre and will bring a positive impact to the overall diversity of uses in the Town Centre. The expected footfall derived from the Proposed Development could potentially generate linked trips which underpin the overall vitality and viability of the Town Centre.

The Proposed Development will also result in similar, if not slightly higher level of employment, and it will be publicly accessible. Existing active frontage will be retained.

The Proposed Development will further develop Bury Town Centre's role as the local economic driver by diversifying uses, and therefore attracting a diversified customer base in the Town Centre. The Proposed Development ensures the continued occupation of the Site and contribute to long term vibrancy to the Town Centre. This is core elements of the endorsed Mill Gate Shopping Centre Regeneration Framework (2024) and correspond with the Proposed Development.

Therefore, this demonstrates that the Proposed Development is in compliance with PfE Plan Policies JP-Strat12 and JP-P4, and UDP policies S1/1, S4/4, TC2/2, and TC3. The Proposed Development is also in compliance with the Bury Town Centre Masterplan (2022) and Mill Gate Shopping Centre Regeneration Framework (2024).

Design and Local Amenity

The 1997 UDP Policy S2/2 emphasises that retailing should be the prominent land use in the Town Centre. Proposals for change of use will be assessed on their merits in terms of design and appearance, maintaining active frontage, and that the proposals will not cause any nuisance.

This Application is submitted solely for the change of use of the Site. No other changes / external changes are proposed under this Application. The Applicant acknowledges that the Proposed Development is located within the Mill Gate Shopping Centre, and will retain the active frontage currently enjoyed by the Site, nor will the design and appearance of the Site be negatively impacted.

The proposed change of use will not result in any nuisance to local amenity. Waste storage and collection will also remain as existing arrangement as the Site is located within the Mill Gate Shopping Centre, the Proposed Development is unlikely to create any additional volume of waste than established.

As a result, this demonstrates that the Proposed Development is in compliance with The 1997 UDP Policy S2/2.

Summary

The Proposed Development has been fully considered against the relevant policies of the Development Plan and found to be address the requirements of the Development Plan as a whole. In addition, no material considerations have been identified that would justify refusal of this Application. We therefore respectfully request that this Application be supported by the Planning Authority.

Application Submission

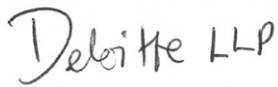
In addition to this Covering Letter, the following documentation is submitted in support of this Application:

- Application Form and Notices prepared by Deloitte;
- Site Location Plan prepared by Principal Plans; and,
- General Arrangement Plans prepared by Principal Plans.

The Application has the Planning Portal reference: PP-13449002 and the application fee of £578 in addition to the prerequisite Planning Portal Administrative Fee has been paid online via Planning Portal.

We would be grateful if you could notify us of the validation of the Application.

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font. To the right of the signature is a vertical line.

For Deloitte LLP

Encl.