

# common practice

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## change of use supporting statement

### Site Address

13-15 Broad Street  
Bury  
BL9 0DA

### Client details

EdStart Specialist Education Limited  
5 Gerald Rd  
Salford M6 6DW

### Issue date

27.04.2026

## 1. executive summary

- 1.1. This Supporting Statement has been prepared by Common Practice on behalf of EdStart Specialist Education Limited to support an application for Change of Use at the subject site.

The subject site is the land and property at the below address:

*13-15 Broad Street,*

*Bury*

*BL9 ODA*

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## 2. site context

- 2.1. The property is located in Bury, within the city centre between Market Street and Silver Street. It is a 3-minute walk from Bury Interchange where you can get buses and trams to the wider region.
- 2.2. The site is comprised of an existing row of Edwardian properties, with traditional shopfront, which have been adapted over time to suit changing uses. Most recently the building was brought into use by the Applicant for use as an alternative provision education facility.
- 2.3. This education use was approved in 2018 (ref: 62839). At that time, part of the ground, first and second floor were left for use as offices. However, the success of the provision has meant that EdStart have since expanded to use these areas also.
- 2.4. This application seeks to ratify the current usage of 13-15 Broad Street so that it incorporates the whole of the building.

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## 3. existing uses

- 3.1. The 4-floors (including the basement) of the existing buildings are used for education purposes, or purposes ancillary to the education use. Previously, part of ground, first and second floor had been retained for office use.
- 3.2. **Basement Level**  
As per the previous application (62839), the basement level is retained for storage purposes only, ancillary to the education use.
- 3.3. **Ground, First and Second Floor**  
The ground floor of 13-15 Broad Street is presently entirely used for education purposes. Under the previous application (62839) the access at no.15 Broad Street was retained for office use. This doorway provides access to the rear part of the first floor and the second floor of 15 Broad Street. Since 1<sup>st</sup> September 2024, EdStart has expanded its operation to include these areas, which this application seeks to ratify.

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## 4. proposed works

### 4.1. External Works

There are no proposed changes to the external works or parking arrangements.

### 4.2. Internal Works

There are no proposed changes to the internal layout to facilitate this change of use.

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## 5. proposed use

5.1. This application seeks to apply for a change of use from Class E to Class F1(a) for the areas within no.15 Broad Street, as identified on the accompanying plans. The change has been in place since 1<sup>st</sup> September 2024.

5.2. EdStart Specialist Education Ltd, established in South Manchester in 2010, now operates eight sites across four school registrations. The organisation provides Alternative Provision, offering tailored learning environments and curricula to meet the diverse needs of young people. A range of academic and vocational qualifications is available, with the aim of re-engaging students and supporting progression into further education, training, or employment. Each student follows an individual learning plan and receives dedicated support from qualified tutors, learning mentors, and youth workers.

5.3. The demand for specialist independent school services has been highlighted by partners and professionals in senior education positions throughout the Northwest over the past 12 months. EdStart is committed to delivering this provision within Bury.

5.4. **Change of use from:** 1<sup>st</sup> September 2024

5.5. **School term times:** Bury Council term times / dates.

5.6. **Total number of students for whole site:** Max. 45

5.7. **Number of permanent staff:** 10

5.8. **Opening hours:** Mon–Fri, Staff 7am – 6pm, Students 9am – 2.30pm

5.9. **Bin storage:** As existing (noted on plans).

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## 6. transport

- 6.1. The site is easily accessible by public transport, both via tram and bus links. Most staff and students are expected to travel via public transport.
- 6.2. Car parking requirements remain as per the previous approval (62839).