

Introduction

This planning statement accompanies the planning application for the ground floor conversion from Class E Commercial to Sui Generis – Hot Food Takeaway – at 4-6 Silver Street, Bury, BL9 0EX. The proposal seeks permission for a ground floor conversion with some minor internal alterations, which will not entail any extensions or any increase to the size of the footprint of the site.

This statement provides information on the history of planning applications for this site; and the due consideration taken in the creation of these plans in order to be compliant with all requirements.

This statement also provides information on the proposed conversion and the application is accompanied by a site plan, existing and proposed drawings.

- GSS25178 - 4-6 Silver Street Bury - 502 - Site Existing and Proposed
- GSS25178 - 4-6 Silver Street Bury - 002.1 - Existing Plans and Elevations
- GSS25178 - 4-6 Silver Street Bury - 004.2 - Proposed Plans and Elevations

Site

The site is located at 4-6 Silver Street, Bury, BL9 0EX. The site comprises of 5 floors – basement, ground, first and second and a converted loft space at the third floor level. The building is currently classed as Class E Commercial.

The surrounding properties are a mix of commercial and residential, with many units housing commercial/sui generis shops or eateries open to the public, with the upper floors housing residential units.

The site is a 5-minute walk from Bury Interchange, from where there are numerous bus and tram lines running to many destinations. These destinations include both inner city destinations such as Manchester City Centre - as well as to destinations outside of the city centre. There are also numerous bus services running along Jubilee way adjacent to Silver Street/Manchester Road.

Should visitors to the property arrive with a car, there is a Pay and Display Car Park - The Castle Car Park - on Bolton Street, adjacent to the property, which is 2 minute walk from the site.

Existing

The property currently comprises of a basement level, a ground floor, first floor, second floor and converted loft space. This application only concerns the basement and the ground floor. The basement level and the ground floor are both Class E Commercial and have stood vacant for over 12 months.

The basement comprises of three rooms and the ground floor level comprises of one large open space to the front, and two small rooms, a small kitchen and a WC to the rear.

There is also an internal staircase on the right of the front open space leading to the basement level.

Proposal

This application proposes to convert the Class E Ground Floor level to a Hot Food Takeaway, classed Sui Generis.

The layout has been designed in a manner which will only involve minor internal alterations and will mainly utilise the existing space as it is.

The front open area will be used to seat guest who wish to eat in, with a kitchen area open to public view.

The rear existing kitchen, WC and small storage room will be combined and converted to house the main kitchen of the Hot Food Takeaway, which will also be open to public view and will house the Service Counter from which customers can be served and pick up orders.

The second existing rear storage room will be converted to house a Bin and Bike store.

The basement will be used for ancillary storage of ingredients and equipment for the Hot Food Takeaway.

The Hot Food Takeaway will require an extractor flue which will be installed internally within the building and exit through the roof space and out of the first floor roof above where the kitchen is on the ground floor. This design has been chosen to avoid visual disturbance to the outer walls of the building. The design and specifications of the intended extractor flue have been included in in the drawings accompanying this application.

The site has been vacant for a while although it has been marketed as Class E offices. There has seemingly been a lack of demand. Along Silver Street there are numerous popular Food Takeaways, restaurants and bars (Pizza Hut, The Monkey House, Murphy's etc.) and therefore it can be demonstrated that a Hot Food Takeaway will not be out of character for the area and likely more demand for the current vacant site to be utilised in this way.

Conclusion

This Planning Statement provides comprehensive detail supporting the application for the ground floor conversion of 4-6 Silver Street, Bury, from vacant Class E Commercial to Sui Generis – Hot Food Takeaway.

The proposal is for internal alterations only, with no extensions or increase to the site's overall footprint, and seeks to bring a long-term vacant commercial unit back into active and viable use.

- The proposed use is considered entirely appropriate for the area, which features a mixed commercial and residential character and already includes several popular food and beverage establishments.
- The site is highly accessible via public transport (Bury Interchange) and is adjacent to public car parking, mitigating concerns regarding customer travel.
- Detailed plans are provided for the internal layout, including the open-to-view kitchen areas, customer seating, and ancillary basement storage. Critically, the plans incorporate the necessary internal extractor flue, designated bike and bin storage to ensure the proposal is compliant and minimises impact on surrounding properties and area.

In light of the demonstrated lack of demand for the previous Class E office use, and the high demand and established precedent for hot food takeaways in the immediate vicinity, it is considered that this proposed change of use and development will positively contribute to the vitality and variety of Silver Street and the wider Bury town centre.