

DELEGATED REPORT

Report by Jennie Townsend	Date of report: 29/08/2025	Ref: 72072/FUL
Registration: 10/07/2025	LDFC: 05/08/2025	Expiry Date: 04/09/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area:	Adv Type: PI
Reason for Delay:		EIA: NA
N/A		Dec Level: DEL
		Stat Class: MIOT

Proposal: Over cladding of an existing mono pitch asbestos roof to rear and replacement of existing slated roof to front

Location: Sillivan Works, Wood Street, Bury, BL8 2SL

Description

The application relates to an established mid-twentieth century 2/3 storey industrial building which is located within the Bury Bridge/Daisyfield Employment Generating Area (EGA) . The building is located on the junction of Wood Street and Crostons Road/Waterloo Road at Bury Bridge.

The surrounding area is commercial in character with Crostons Retail Park directly opposite.

The main part of the application building is 2 storey, comprises 3 bays and operates as a metal surface treatment company. The 3 storey section of the building facing Wood Street and Victoria Street houses a number of small businesses as well as part utilise by the applicant.

The building is faced in red brick and has a slate roof covering to the dual pitched roof and asbestos clad monopitch roof to a section at the rear of the building.

The application seeks works to provide a new roof covering due to a continued deterioration and leakages in the roof.

It is proposed to replace the slate dual pitched roofs with insulated, slate grey coloured metal profiling and replace the existing valleys and gutters with aluminium.

The monopitched asbestos roof would be replaced with an insulated grey metal profiled cladding.

Roof lights would be inserted within the roof slopes to maintain natural light to the workspaces.

Relevant Planning History

Not relevant.

Publicity

Letters sent to 7 properties on 14/7/25.

No responses received as a result of the publicity.

Statutory/Non-Statutory Consultations

None required.

Pre-start Conditions - Not relevant

Development Plan and Policies

NPPF	National Planning Policy Framework
EC2/1	Employment Generating Areas
EN1/2	Townscape and Built Design
EC6/1	New Business, Industrial and Commercial
JP-C2	Digital Connectivity
JP-S2	Carbon and Energy

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Principle

The site is located in an EGA and as a well established industrial and commercial business seeking to continue to operate in this location, works to secure the longevity of the building and future proof its use are supported in principle.

Visual amenity

It is proposed to strip back the 2 dual pitched, slated roofs to the timber rafters, with insulated, slate grey coloured, metal profiled cladding fixed to the existing roof structure. The form of the existing roof structure would be retained. Rooflights would be inserted in the roof planes and the existing gutters cleaned out and made good as necessary.

There is already existing cladding on the east elevation and whilst there would be views of the pitched roofs from Crostons Road and Wood Street, and as the roof would be clad in a dark grey and the majority seen from a distance, it is considered that impacts on the visual amenity of the area and streetscape would not be significantly harmful, especially when the development relates to an industrial type building.

The replacement of the monopitched roof would not be perceived as significantly different to the existing covering.

Given the improvements to make water tight the building and the proposed solution to provide a dark grey cladded material, it is considered the proposed development would be acceptable and not cause detrimental harm to the visual amenities of the area.

As such the development would accord with EN1/2.

Carbon and energy

The proposed roof finish would provide a much higher (Building Regulations compliant) level of insulation than currently exists over the factory areas and as such energy efficiency will be improved.

Digital connectivity

The application site is already connected into Full Fibre Broadband in compliance with telecom standards, to facilitate digital connections for the benefit of the business.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.
 Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings -
 Plans C-0628-

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Existing ground floor plan 01
Existing 1st and 2nd floor plan 02
Existing roof plan 03
Existing elevations 04A
Proposed elevations and section 05A
Proposed roof plan 06

and the development shall not be carried out except in accordance with the drawings hereby approved.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.

- 3 The development hereby approved shall be carried out in accordance with the materials detailed on the approved plans and the planning application form.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design

<u>Case Officer</u> JT 29/8/25	<u>Date</u>	<u>Sign off Officer</u> HL 29/8/25	<u>Date</u>
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