

28th January 2025

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

Dear Sir or Madam,

Barclays Bank, 1 The Rock, Central Street, Bury, BL9 0JN

Full Planning Permission for External Works Comprising Changes to Door and Glazing and ATM Hardening and Advertisement consent for shopfront signage.

On behalf of Barclays Bank Plc ('the Applicant', hereafter referred to as Barclays), please find enclosed a Full Planning Application for proposed alterations to the shopfront at 1 The Rock, Central Street, Bury, BL90JN ('the Site'). The Site is located within the administrative boundary of Bury Metropolitan Borough Council ('the Council' or 'BMBC').

The formal description for which consent is being sought, is as follows:

"Alterations to existing shopfront, including conversion from frameless to framed shopfront, replacement glazing, alterations to ATM. Advertisement consent for shopfront signage."

The application has been submitted via the Planning Portal (ref: PP-13546114) and comprises the following:

- Planning Application Forms and Certificates
- This Covering Letter Including Planning Justification
- Location Plan (Ref: Barclays Bury Location Plan)
- Site Plan (Ref:)
- Existing Floor Plans (Ref:RPT5389_2024_Bury_MWOO_3FSD_GFL_Existing (002))
- Proposed Floor Plans (Ref:RPT5389_2024_Bury_MWOO_3FSD_GFL_GA_RevB (002))
- Existing Elevations
 - RPT5389_2024_Bury_MWOO_3FSD_ELV1_Front_Existing_RevA (002)
 - RPT5389_2024_Bury_MWOO_3FSD_ELV2_Side_Existing_RevA (002)
 - RPT5389_2024_Bury_MWOO_3FSD_ELV3_Rear_Existing_RevA (003)

- Proposed Elevations
 - RPT5389_2024_Bury_MWOO_3FSD_ELV1_Front_RevG (003)
 - RPT5389_2024_Bury_MWOO_3FSD_ELV2_Side_RevG (003)
 - RPT5389_2024_Bury_MWOO_3FSD_ELV3_Rear_RevC (002)
- Signage Pack: (Ref: 144023A - Barclays Bury - Issue 06)

The requisite planning application fee of £528.00 has been paid online via Planning Portal. In addition, the proposed development constitutes a minor development in accordance with Town and Country Planning (Development Management Procedure) (England) Order 2015 given that under 1,000sqm new floor space is to be created and the site area is less than 1 hectare. As such, we look forward to receiving confirmation that the application is valid and will be subject to an 8-week determination period.

This supporting statement provides context to the application proposal and justification for its approval, having regard to relevant planning policy, in the following sections:

- Site Description (site location, designations and planning history);
- Background to the Application Proposal;
- Application Proposal;
- Planning Policy Framework;
- Planning Merits of the Proposed Development;

Site Description

The Application Site

The Site is located within the administrative boundary of Bury Metropolitan Borough Council.

The site comprises a retail unit which fronts onto Central Street in the centre of Bury. The unit is currently occupied by Barclays Bank and the frontage currently provides a frameless glazing solution.

The site is located in the Rock/Moorgate area in a high street location, and as such, the unit occupies a prominent position along a street with heavy footfall.

Currently, there is hoarding in situ at the unit which is to protect the frontage from a high-risk threat of vandalism following intelligence known to Barclays bank.

Site Designations

The site is located within the Bury Town Centre Shopping Area and as such a number of Town Centre policies apply.

Site Planning History

An online planning history search has been undertaken via the Bury Council public access. No relevant planning history was identified in association with the proposed site.

Background to the Application Proposal

The purpose of this application is to secure alterations to the bank's frontage, following a Barclays board-level decision to improve the resilience of its UK stores nationally in terms of vandalism protection and repair. A variety of options were considered to ensure continuity

across the Applicant's portfolio, whilst ensuring a robust product that maintains active frontages and is characteristic of the high street locations many of their stores are situated in.

The resultant solution across the majority of its sites, is to move from frameless glazing systems to framed systems with laminated glazing. This will allow for a more efficient replacement and / or repair of frontages reducing timescales from several weeks to 2-3 days, ensuring the integrity of stores is not impacted, the safety of customers and passers-by is not at risk and to ensure the function of the high street locations can progress with limited disturbance. Other alterations are also proposed on a case-by-case basis, such as strengthening ATMs, signage and security. The alterations specific to the Altrincham store are discussed later in this letter.

In most instances Planning Permission is not actually required for the proposed works, since the alterations do not result in a material change to the appearance of the store frontage and as such do not class as development. However, following a pre-application response from Bury Metropolitan Borough Council, it is agreed that Planning Permission is required in this instance.

The proposed works not only seek to ensure improvements to any future repair works if required as a result of vandalism, but also to limit any negative impact on the high street.

Any hoarding that is required (as per recent vandalism for the Bury site) has been and could continue to be in situ for several months. This negatively impacts on the appearance and vibrancy of the high street. The proposal would result in a shorter programme of repair works, therefore shorter period of hoarding, if required, thus contributing more positively to the appearance, vibrancy and vitality of the high street.

Furthermore, the hoarding creates a dark and cold environment for staff and customers within the branch as hoarding has no insulation or windows. This is not inviting to customers, impacting on their experience and service; and is impacting on staff morale, particularly during inclement weather and winter months. Significantly reducing the period of hoarding is essential to the operation and appearance of the branch to ensure that Barclays can continue to provide a high quality service on the high street.

Pre-Application Engagement

The applicant's agent engaged with Bury Metropolitan Borough Council via email, and it was agreed that Planning Permission is required in this instance.

Application Proposal

The proposed works have been introduced earlier in this letter and comprise a number of minor alterations to the shop frontage. The changes specific to Barclays Altrincham are identified as follows:

- Replacement of frameless shopfront entrance and side elevation to framed shopfront entrance and side elevation with double framed sliding auto door to the front elevation;
- New laminated glazing to replace existing glazing at the front, side and rear elevations;
- 1no. New SATM and one retained SATM both with new internally illuminated surround;

- New Barclays projecting sign and Barclays fascia signs on buzz bars to the front elevation
- New Barclays fascia signs on buzz bars on the side elevation;
- Replacing Glass ATM backing to Aluminium Panel in Dark Blue Matt finish (RAL 5011) to match existing;
- New Aluminium Panel in Dark Blue Matt finish (RAL 5011) to replace existing glazing at rear elevation

As such, the proposed works are limited in scale and only impact the ground floor of the building.

Planning Policy Framework

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the development plan unless material considerations indicate otherwise. Section 38(5) states that where there is a difference in policy then the most recently adopted policy takes precedence.

The Statutory Development Plan relating to the Site comprises:

- Bury Unitary Development Plan (1997)
- Unitary Development Plan policies map (1997)
- Places for Everyone (March 2024)

Regard should also be had to the following material considerations:

- The Government's National Planning Policy Framework (NPPF, 2023);
- The Government's National Planning Policy Guidance (NPPG, 2014 as amended);
- Supplementary Planning Documents and Guidance.

Bury Unitary Development Plan

The Bury Unitary Development Plan was adopted in August 1997 and is the key development plan document in the Local Development Framework. It forms the basis for the Council's decisions on planning applications. The policies relevant to the proposal are set out below.

Bury UDP and Policies Map

Policy BY8- The Rock/Moorgate sets out that *the Council will encourage and promote proposals for retailing, business (B1), office and car parking uses within The Rock/Moorgate area of the town centre.*

Policy S1/1 - Shopping in Bury Town Centre states that *'the Council will protect, maintain and enhance the role of Bury Town Centre as a sub-regional shopping centre and promote the centre as a focal point for further development. In particular, the Council will support the expansion of the centre through the development of additional comparison shopping floorspace, complementary non-food retail warehousing and speciality shopping.'*

Policy EN1- Built Environment sets out that *'the Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment.'*

Policy EN1/5 Crime Prevention makes clear that *‘The Council will encourage development proposals which include environmentally sensitive design features aimed at discouraging crime. In assessing development proposals particular attention will be paid to the:*

- *use and creation of defensible space;*
- *creation of opportunities for natural surveillance;*
- *location and design of street lighting;*
- *location of footpaths and access points;*
- *location and design of parking facilities;*
- *design of landscaping.’*

Policy EN1/8 Shop Fronts states that *‘The Council will seek to ensure that proposals for new and altered shop fronts properly respect the architectural elements of the building and the character of the surrounding street scene. Proposals which are unsympathetic to the building or its surroundings or which break up a harmonious group of buildings will not be permitted.’*

Policy EN1/9 Advertisements sets out that *‘the Council will seek to control advertisements in the interests of amenity and public safety in order to enhance the quality of the Borough's environment. In doing so the Council will have particular regard to the following considerations:*

- *the characteristics of the local neighbourhood, including scenic, historic, architectural and cultural features;*
- *the scale and massing of existing buildings and structures;*
- *the nature of the predominant land use in the locality;*
- *the presence of Listed Buildings or Conservation Areas;*
- *any proposals for land use change in the area;*
- *with reference to the countryside, land-form, the quality of immediate surroundings, landscape character and background features;*
- *the effect on the safe use of any form of transport, including the safety of pedestrians.’*

Policy TC3 Bury Town Centre explains that *‘the Council will be particularly concerned to bring forward, promote and support proposals to expand and enhance Bury Town Centre, in order to maintain its role as an important centre of sub-regional significance.’*

National Planning Policy Framework 2024

The revised National Planning Policy Framework (December 2024) sets out the Government's planning policies for England and how these are expected to be applied.

Section 6 Paragraph 85

Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Section 8 Paragraph 102

Planning policies and decisions should promote public safety and take into account wider security and defence requirements by:

a) anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of

developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security; and

b) recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area.

Paragraph 131

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Section 12 Paragraph 141

The quality and character of places can suffer when advertisements are poorly sited and designed. A separate consent process within the planning system controls the display of advertisements, which should be operated in a way which is simple, efficient and effective. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Section 16 Paragraph 208

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Planning Merits of the Proposed Development

Principle of Development / Land Use

The proposed works are limited in scale and only impact the ground floor of the building. The proposed changes to the front, side and rear elevations of the building are to ensure that the Site remains safe and operational, as well as to ensure that disruption is kept to a minimum for customers, employees and users of Central Way/The Rock as a whole. The proposal will also remain aesthetically appropriate within the town centre shopping area.

NPPF paragraph 85 sets out that planning '*decisions should help create the conditions in which businesses can invest, expand and adapt*'. Currently, the hoarding which is in place creates a dark and cold environment for staff and customers within the branch as hoarding has no insulation or windows. This is not inviting to customers, impacting on their experience and service; and is impacting on staff morale, particularly during inclement weather and winter months. Significantly reducing the period of hoarding is essential to the operation and appearance of the branch to ensure that Barclays can adapt and continue to provide a high quality service on the high street.

Local Plan policy EN1 sets out that '*the Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment.*' It is considered that any future repair works based on the current framed system would result in several

months of hoarded frontage. This will negatively impact on the appearance and vibrancy of the high street. The proposals would result in a shorter programme of repair works and therefore a shorter period of hoarding, if required. Thus, contributing more positively to the character, appearance and amenity of the built environment. As such, it is considered that the proposals are in accordance with local and national planning policy.

Design Considerations

Local Plan policy EN1/8 sets out that *'The Council will seek to ensure that proposals for new and altered shop fronts properly respect the architectural elements of the building and the character of the surrounding street scene'*. The proposed works are limited in scale, and it is considered that the design of the frontage has been carefully considered to reflect the surrounding area, as well as to mitigate against any further damage.

The works serve to improve the turnaround of any repairs and would result in reduced period of time that hoarding is required therefore reducing any negative impact on the high street, improving amenity for customers, employees and users of Central Way as a whole. It is therefore considered that the proposals are in line with Local and National Policy

Access Considerations

The works comprise the replacement of the existing frameless shopfront entrance, side elevation and rear elevation, to a new framed system with framed sliding auto doors with pocket at the front elevation. The proposals will therefore ensure that full pedestrian access is restored to the unit.

Currently, the hoarding which is in place is not inviting to customers, impacting on their experience and service; and is impacting on staff morale, particularly during inclement weather and winter months. Therefore, significantly reducing the period of hoarding is essential to the operation, accessibility and appearance of the branch to ensure that Barclays can continue to provide a high quality service on the high street and can be accessible to all those who use this service.

The proposals will ensure that full pedestrian accessibility is restored at the Site and therefore it is considered that the proposals are in line with Local Policy S1/1 which sets out in the justification that *'the town centre's role will accordingly be maintained and enhanced through a series of improvements associated with accessibility, transportation, a quality environment...'*

Conclusions

The alterations proposed, are required to provide greater security against vandalism and to ensure an efficient repair process, should such events occur.

In terms of design, the laminated glazing prevents glass from shattering and is therefore a much safer material. Meanwhile a framed system restricts damage from spreading to other panels and results in easier repairs as one only has to replace damaged panels, as opposed to entire frontages. As such, this reduces the repair timings from several weeks or months to 2-3 days and will enable the store to reopen with limited disturbance.

With regard to the ATM, aluminium backing is more robust than current glazing but imperceptible difference as colour treatment will match existing.

Overall, the proposed alterations are limited to the ground floor, maintain the active frontage by the retention of glazing and do not impact the function and integrity of the surrounding built environment.

The balance of limiting damage in the first instance and ensuring efficient and effective repairs if/when required is of benefit to the overall functioning of the high street, protecting customers and passers-by, and avoiding long term hoarding whilst repairs are undertaken.

Indeed the improvement in turnaround of any repairs would result in reduced period of time that hoarding is required therefore reducing any negative impact on the high street as a key part of the town centre.

In light of the above and positive engagement with Bury Metropolitan Borough Council to date, we trust you are able to support these proposals and respectfully request that Full Planning Permission is granted.

We look forward to receiving your acknowledgement of validation and if you require any further information, please do not hesitate to contact the team at Barclays.planning@jll.com.

Yours sincerely,

Barclays Planning