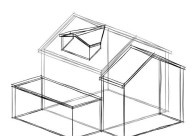


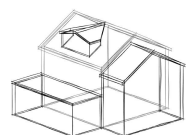
Lord Street, Bury, BL9 0RE

Planning Statement



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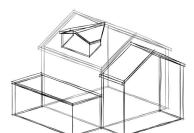
1.0 Introduction

1.1 This planning statement supports the planning application submitted to Bury Council, for the creation of a mixed commercial and residential development. The application intends to form 4 flats, 2 retail units and 2 hot food shops on land and buildings between 69-81 Lord Street, Bury, BL9 0RE.

1.2 The purpose of this statement is to analyse national & local planning policies relating to the development to ensure it's proposal has a positive impact on the local area

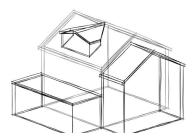
1.3 This Planning Statement should be read in conjunction with the following documents to accompany the planning application:

- 23(19)_010_SiteLocation
- 23(19)_011_ProposedSitePlan
- 23(19)_001_ExistingGroundFloorPlan
- 23(19)_002_ExistingFirstFloor
- 23(19)_003_ExistingRoofPlan_
- 23(19)_004_ExistingElevations_
- 23(19)_005_ProposedGroundFloor_
- 23(19)_006_ProposedFirstFloor_
- 23(19)_007_ProposedSecondFloor_
- 23(19)_008_ProposedRoofPlan_
- 23(19)_009_ProposedElevations_



2.0 Site Location & Description

- 2.1** The proposed site is situated at the lower end of Lord Street, Bury where the road meets the Cecil street/Spring street junction
- 2.2** Located within Bury town centre, opposite the ASDA superstore, the site is currently vacant land. The properties 65-69 Lord Street are currently in use as hot shops (Sui Generis under the new use classes order) and a Use Class E (a).
- 2.3** The single storey premises fronting Lord Street at its junction with Spring Street forms part of the application in that the premises will be extended at first floor level to enable the provision of a 1 bed flat.
- 2.4** The whole of the frontage between Shepherd Street and Spring Street and along Back Lord Street is owned by the Applicant



3.0 Proposed Development

3.1 The application site is accessed off Lord Street and Back Lord Street, with an area of 332m². The new build elements will be on the footprint of a disused courtyard formally used as car parking.

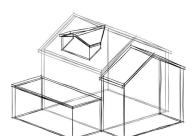
3.2 The Proposal consists of;

3.2.1 4No. new build commercial units - two ground floor retail shops and two hot food takeaways at ground floor with a dine in option at first floor and shop store/office at second floor.

3.2.2 4No. 1 bed apartments – two new build duplex units at first and second floor level, 1 first floor unit extension above the existing single storey shop and a stand alone 2 storey converted unit to the rear of the site.

3.3 The size and scale of the development will mimic the existing buildings either side, as will the proposed materials to be utilised. The infilling of the site will serve as a continuation of the existing shop front, contributing to the established character of the area.

3.4 Further detail of the proposal can be seen in the supporting plan and elevations



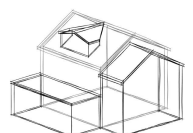
4.0 Planning History

4.1 A Planning History search shows 1 relevant Planning Application as follows

4.1.1 **67036** Extension and alteration to buildings to form 4No. flats, 2No. retail units and 2No. hot food takeaway units – **Granted**

4.1.2 The application that this statement relates to is effectively a re-submission of this previous application, with some slight design amendments to improve the scheme for the end user

4.2 Pre-Application advice for this Planning Application was not acquired



5.0 Relevant Planning Policies

5.1 Section 38 (6) of the Town and Country Planning Act 2004 states that planning applications should be determined in accordance with the adopted development plan unless material considerations indicate otherwise. Bury Borough Council's development framework plan consists of; the Bury Local Plan (DRAFT March 2025) and the Places for Everyone Joint Plan (adopted March 2024). Consideration in the determination of the application will also need to be given to national policies in the National Planning Policy Framework (NPPF – Dec 2024) which represents a significant material consideration.

National Planning Policy Framework

5.2 Chapter 2 of The National Planning Policy Framework (NPPF) states that 'The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'.

5.2.1 Paragraph 8 a) **a social objective**, suggests that to achieve sustainable development the planning system needs to promote strong, vibrant, and healthy communities. Making it essential to provide a sufficient variety and quantity of housing that meets the needs of both current and future generations. Additionally, it is important to create well-designed, aesthetically pleasing, and safe environments. Equipped with accessible services and open spaces that address present and future demands, ultimately supporting the health, social, and cultural well-being of communities.

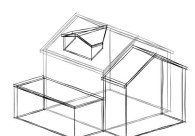
5.3 Chapter 5 goes into the need to deliver a sufficient supply of homes without unnecessary delay. Paragraph 60 of NPPF states Local Planning Authority should support the Governments' objective of significantly boosting the supply of homes, that it is important that a sufficient amount and variety of land can come forward where needed and that the needs of groups with specific housing requirements are addressed.

5.4 Chapter 11 of The NPPF acknowledges the importance of the planning system in facilitating the efficient use of land to address the demand for housing and other developments. Strategic policies should outline a clear approach to meeting objectively assessed needs while maximizing the utilization of previously developed or 'brownfield' sites

5.5 Paragraph 124 of NPPF states that planning policies should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

5.6 Paragraph 125 (d) of the NPPF states that planning policies and decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure).

5.7 Paragraph 128 goes on to discuss how 'Local planning authorities should also take a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs. In particular, they should support proposals to: a) use retail and employment land for homes in areas of high housing demand, provided this would not undermine key economic sectors or sites or the vitality and viability of town centres, and would be compatible with other policies in this Framework; and b) make more effective use of sites that provide community services such as schools and hospitals, provided this maintains or improves the quality of service provision and access to open space.'



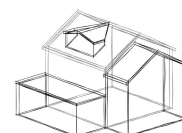
- 5.8** Chapter 12 states that the planning and development process should aim to create high quality, beautiful and sustainable buildings and places.
- 5.9** Paragraphs 126 of NPPF advocates a requirement for good design. It is appropriate to promote or re-enforce local distinctiveness whilst acknowledging the scope for innovation and originality in bringing forward scheme proposals.

Bury Local Plan

- 5.10** Policy LP-H1: Housing and Land provision clause (c); supports residential development on previously developed land within the urban area, especially where the proposal is accessible by sustainable transport and complements the surrounding character.
- 5.11** Policy LP-H3: Housing mix; emphasises the need for an appropriate mix of dwelling types and sizes to support the characteristics of the site and surrounding area.
- 5.12** Policy LP-H4: Affordable housing provision; states the availability of affordable, good quality homes is an important Council priority.
- 5.13** Policy LP-H10: Residential Conversions; supports the conversion of vacant or underused buildings into residential uses where they can meet modern standards and improve the surrounding area. Stating that the conversion of buildings into self-contained units can be an effective way of providing small, relatively low-cost accommodation.
- 5.14** Policy LP-TC2: Managing the Location and Scale of Main Town Centre Uses; encourages development of town centre uses, including retail and food establishments, in sustainable and accessible locations.
- 5.15** Policy LP-TC5: Local Shops and Services; supports provision of local retail and service uses, particularly where they enhance walkability, reduce the need to travel, and increase local vitality.
- 5.16** Policy LP-BE6: Design and Layout of New Development; requires all developments to deliver high-quality urban design, enhance character, and ensure good standards of amenity and accessibility.
- 5.17** Policy LP-CM2: New Development and Health: promotes designs that enhance public health and well-being, including access to active frontages and local services.
- 5.18** Policy LP-BE7: Regeneration Opportunity Areas; promotes reuse of underused and abandoned sites, especially in central and accessible areas.
- 5.19** Policy LP-BE9: Food and Drink Uses; allows hot food takeaway developments provided they don't cause unacceptable loss of retail uses, harm nearby residential amenity or negatively impact public health.
- 5.20** Policy LP-TR6: Parking Provision; states that there will be reduced requirements for parking in locations which have good access to other means of travel than the private car, particularly in the Borough's town and district centres and other locations which have good access to public transport.

Places for Everyone (PfE)

- 5.21** Policy JP-S1: Sustainable Development; emphasises the need for regeneration and re-use of brownfield land as a priority for sustainable development
- 5.22** Policy JP-S2: Carbon and Energy; requires new development to contribute to Greater Manchester's commitment to be carbon neutral by 2038. Specifically, it seeks:



- Net zero carbon development by 2028 at the latest;
- Significant reductions in carbon emissions through the layout, design, and construction of buildings;
- The use of energy-efficient design, renewable/low-carbon technologies, and sustainable materials;
- High performance in building fabric, energy demand reduction, and low-carbon heating and cooling systems;
- Support for on-site energy generation and/or connection to heat and energy networks where feasible.

5.23 Policy JP-H1: Scale, Distribution and Phasing of New Housing Development; Promotes maximising the use of suitable brownfield land and focusing development in sustainable urban locations.

5.24 Policy JP-H3: Type, Size and Design of New Housing; encourages development that meets identified housing needs, particularly smaller, accessible units in town centres.

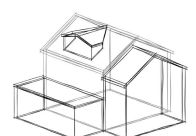
5.25 Policy JP-H4: Density of New Housing; states that new housing developments should be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high-quality design.

5.26 Policy JP-C2: Digital Connectivity; requires new development to;

- Deliver or enable high-quality digital infrastructure from the outset, including gigabit-capable full-fibre broadband;
- Ensure digital connectivity is treated as essential infrastructure, like water or electricity;
- Support the roll-out of 5G networks and ensures new buildings are designed to enable effective mobile coverage and digital resilience;
- Contribute to Greater Manchester's ambition for a digitally inclusive, future-ready built environment.

5.27 Policy JP-P4: New Retail and Leisure Uses in Town Centres; seeks to encourage footfall through town centres by promoting mixed-use developments that provide retail, leisure and also residential use.

5.28 Policy JP- C8: Transport Requirements of New Development; states that, as an alternative to private vehicles, it seeks to encourage developments in locations where sustainable transport options are a viable option.



6.0 Analysis/Assessment

- 6.1** The proposed development seeks to regenerate an underutilised brownfield site within Bury Town Centre, delivering a mixed-use scheme comprising 4No. 1-bedroom apartments, 2No. ground floor retail units, and 2No. hot food takeaway units with associated upper floor uses. Each section in the assessment below demonstrates how the proposal will comply with national and local planning policy frameworks, as well as the Places for Everyone joint development plan

6.2 Principle of Development

- 6.2.1** The proposal aligns with the principles of sustainable development outlined in the NPPF (2024), particularly Paragraphs 8, 60, and 124–128, which supports efficient use of brownfield land, increased housing supply, and integration of commercial uses in town centres.
- 6.2.2** The Bury Local Plan Policy LP-H1, and Policy JP-H1 within PfE, similarly promote residential and commercial development on previously developed land within accessible urban areas. Given the site's location and current vacant status, redevelopment is both appropriate and should be encouraged.

6.3 Housing Delivery and Mix

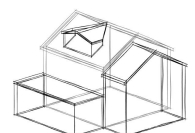
- 6.3.1** The proposed residential element of 4No. 1 bedroom apartments responds to identified demand for smaller dwellings within town centres, as identified in PfE Policy JP-H3 and Policy LP-H3 of the Local Bury Plan.
- 6.3.1.1** As such the scheme shall comply with nationally described space standard, this is identified in the accompanying information and drawings provided alongside the application.
- 6.3.2** These units, including conversions and new builds, will help diversify housing supply, while contributing to affordability goals set out in Policy LP-H4.

6.4 Town Centre Use Compatibility

- 6.4.1** The inclusion of retail and hot food takeaway units are in line with Bury Local Plan Policies LP-TC2 and LP-TC5, as well as PfE Policy JP-P4, which promote active uses within town centres that encourage footfall, vitality, and mixed-use vibrancy.
- 6.4.2** By placing commercial units at ground level with residential above, the proposal maintains an appropriate town centre hierarchy and supports both economic and residential activity.

6.5 Design and Integration

- 6.5.1** The proposal is sensitively designed to reflect the scale and character of the surrounding built environment.
- 6.5.2** The new construction will infill an existing gap along Lord Street, respecting existing building lines and materials, as Policy LP-BE6.
- 6.5.3** The mixed-use format enhances street activity, promotes active frontages, and contributes positively to the townscape. This is consistent with NPPF Paragraph 126 and PfE Policy JP-H4.



6.6 Health, Amenity and Accessibility

- 6.6.1 The layout of the proposed dwellings ensures adequate daylight, privacy, and internal amenity, while avoiding harm to existing neighbouring properties.
- 6.6.2 Policy LP-CM2 encourages the provision of walkable access to services and public transport.
- 6.6.3 The hot food uses have been carefully positioned and designed to prevent adverse impact on residential amenity (Policy LP-BE9), and suitable extraction and waste management systems are detailed in the information to accompany this statement.

6.7 Sustainability and Energy Efficiency

- 6.7.1 The positioning of site naturally promotes a low-carbon lifestyle due to the locality to the town centre, it's amenities and access to transport links.
- 6.7.2 The development shall benefit from low carbon renewable energy through the use of highly efficient hot water heat pumps and MVRH systems
- 6.7.3 By complying to Building Regulations Part L, as legislation requires, the potential for high energy-efficiency standards to be met through a fabric first approach will be upheld
- 6.7.4 Integration of digital infrastructure in accordance with JP-C2 will be incorporated throughout the scheme
- 6.7.5

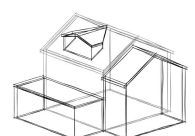
6.8 Efficient Land Use

- 6.8.1 By converting vacant upper floors and building on previously underused service yard space, the proposal effectively utilises the site in accordance with NPPF Paragraphs 124–128 and Bury Policy LP-H10.
- 6.8.2 The scheme exemplifies how compact, high-density urban redevelopment can contribute meaningfully to both housing and commercial targets.

6.9 Parking and Servicing

- 6.9.1 The site is in a highly accessible town centre location, well-served by sustainable transport options. The site benefits from:
 - The Bury bus and Metrolink Interchange within a 5 minutes walk, providing fast and direct connections across Greater Manchester.
 - Extensive pedestrian and cycle networks connect the site to surrounding residential and commercial areas
 - Shops, services, employment, education, and leisure facilities are all within walking distance. Reducing the need for private car use.

This aligns with the principles of the National Planning Policy Framework (NPPF) and PfE Policy JP-C6 (Walking and Cycling), which aims to deliver a higher proportion of journeys made by walking and cycling.



6.9.2 Retail and takeaway units will not be allocated dedicated parking spaces but will be served via:

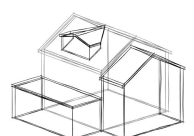
- On-street short-stay bays or public car parks located within 200–300m;
- Delivery and servicing via controlled loading/unloading on Back Lord Street at designated hours;
- Takeaway collection to occur predominantly via foot, cycle, brief kerbside stops or utilisation of large allocated car parks facing the site

The businesses are expected to primarily attract local footfall, minimising vehicular demand. The delivery and servicing strategy reflects accepted practice in dense urban commercial environments.

6.9.3 No private car parking is proposed for the 4 apartments, based on:

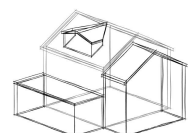
- The central location with excellent public transport access;
- Anticipated market appeal to younger professionals, students, or town-centre workers without cars;
- Provision for secure, covered cycle storage for residents (in line with PfE Policy JP-C6);
- Availability of car clubs or future mobility hubs nearby as alternatives.

6.9.4 In light of the above, and due to the lack of parking available, the necessity for EV charging points will not be required



7.0 Conclusion

- 7.1** The proposed redevelopment at Lord Street, Bury represents a sustainable, policy-aligned, and contextually appropriate response to a longstanding underutilised site within the town centre. The scheme comprises a balanced and thoughtfully designed mix of residential and commercial units, contributing directly to Bury Council's strategic aims for urban regeneration, increased housing provision, and economic vitality.
- 7.2** The development supports national planning objectives, particularly as outlined in the National Planning Policy Framework (NPPF 2024). It reflects the overarching principles of sustainable development (Paragraphs 8, 60, 124–128), through the re-use of brownfield land, the delivery of new homes in accessible locations, and the integration of commercial uses that encourage town centre vibrancy. In particular, the proposal responds positively to policy imperatives around efficient land use, local economic development, and creating well-designed places.
- 7.3** At the local level, the scheme is firmly rooted in the strategic policy framework of the *Bury Local Plan (Draft 2025)* and the *Places for Everyone Joint Plan (PfE, adopted March 2024)*. The proposal directly supports multiple policy areas including:
- **LP-H1, JP-H1** – prioritising residential development on previously developed land;
 - **LP-H3, JP-H3** – addressing local housing need with smaller, high-quality dwellings;
 - **LP-TC2, LP-TC5, JP-P4** – promoting mixed-use development in town centre settings;
 - **LP-BE6, JP-H4** – reinforcing local character through high-quality, integrated design;
 - **LP-BE7, JP-S1** – driving regeneration in central, accessible locations;
 - **LP-CM2, LP-BE9, LP-TR6, JP-C6** – supporting walkability, sustainable mobility, and minimising car dependency.
- 7.4** The proposed 4No. 1 bedroom apartments, including both new build and conversion elements, will contribute meaningfully to the delivery of affordable and accessible housing in Bury town centre. Designed to meet nationally described space standards, these units are well-suited to the needs of town-centre professionals, younger residents, or individuals seeking car-free urban living. Their central location and proximity to public transport, services, and amenities reduce the need for private vehicle ownership, supporting sustainable living patterns.
- 7.5** The incorporation of 2No. retail units and 2No. hot food takeaways at ground floor level, with upper floors providing dine-in and storage functions, provides a dynamic and responsive street level environment. This design reinforces an active frontage, promotes pedestrian footfall, and supports local economic resilience. The takeaway uses are appropriately sited and designed to prevent conflict with residential amenity, and operational aspects such as servicing, waste, and ventilation have been considered and accommodated within the scheme.
- 7.6** From a design perspective, the proposal integrates seamlessly into the urban fabric of Lord Street. The architectural scale, form, and materiality of the new elements reflect and enhance the existing built environment, whilst the infilling of vacant or underutilised space contributes positively to townscape continuity and enclosure. The high-quality mixed-use design will elevate the visual character of the area and reflect the Council's aspirations for attractive, inclusive, and future-ready urban regeneration.
- 7.7** The development further embeds environmental sustainability principles by taking a fabric-first approach to building performance, integrating energy-efficient heating systems such as hot water heat pumps and MVHR, and aligning with PfE policies on digital connectivity and low-carbon infrastructure. It also contributes to Greater Manchester's climate commitments, including the ambition to reach carbon neutrality by 2038 (JP-S2).



- 7.8** Transport and servicing strategies have been carefully tailored to the site's highly accessible context. No private car parking is proposed, reflecting the central location and anticipated demographic. This is supported by proximity to public transport hubs, excellent pedestrian and cycling connections, and the availability of car clubs or future mobility solutions. Provision of secure cycle storage promotes active travel and aligns with wider regional transport and decarbonisation goals.
- 7.9** In summary, the proposed development represents a highly sustainable and socially beneficial urban regeneration scheme. It delivers much needed housing and active commercial space within a sustainable and accessible town centre location. The scheme addresses identified planning priorities, meets policy requirements across local and national levels, and makes best use of land that currently contributes little to the town centre's function or character.
- 7.10** The application should therefore be viewed favourably by Bury Council and planning permission should be granted without delay, in line with the presumption in favour of sustainable development.

