

Bury Metropolitan Borough Council
Development Control
The Planning Service
3 Knowsley Place
Bury
BL9 0EJ

Date: 16 January 2025

Our ref: 67664/01/NG/JeH/33250197v1

To Whom It May Concern

Halls Mill Retail Park, Foundry Lane, Bury – full planning application for the part demolition, reconfiguration and extension of Unit A to create two new Class E(a) units (including food sales in Unit A1) and associated works

On behalf of our clients, IRP Holdings Limited (LondonMetric), we are pleased to enclose an application seeking full planning permission for the following proposals at the above site:

“Part demolition, reconfiguration and extension of Unit A to create two new Class E(a) units (including food sales in Unit A1) and associated works”.

Application submission

This application has been submitted via the Planning Portal (PP-13629858) and comprises the following documentation:

- 1 This Covering Letter;
- 2 Planning Application Form and Ownership Certificates;
- 3 Application Drawings, prepared by The Harris Partnership – as listed at Annex 1;
- 4 Design and Access Statement (including a Crime Impact Statement), prepared by The Harris Partnership;
- 5 Planning and Retail Statement, prepared by Lichfields; and
- 6 Transport Statement (including Parking and Servicing Details), prepared by Exigo Project Solutions.

Payment in respect of the requisite application fee (£6,358, plus admin fee) has been submitted via the Planning Portal.

Proposed development

Halls Mill Retail Park currently comprises three units, occupied by Bensons for Beds (Unit A), Pets at Home (Unit B) and Smyths Toys (Unit C).

The application seeks planning permission to extend and reconfigure Unit A, to create two new retail units – a reduced size Unit A (492 sq.m GIA at ground floor plus a new mezzanine of 250 sq.m GIA), to be occupied by Bensons for Beds, and a new Unit A1 (929 sq.m GIA), to be occupied by a food store operator, an overall increase of an additional 738 sq.m GIA / 802 sq.m GEA.

There will be an overall reduction in car parking spaces from 137 spaces to 120 spaces. A new trolley bay is to be provided to serve the food store. All existing landscaping will be retained on site, and a pedestrian access route is maintained through the site to Lord Street.

Servicing for the two new units will be via the existing service yard to the rear of the units. A small enclosure has been introduced to house plant equipment, and the existing refuse area has been expanded to accommodate the increased demand from the new development.

Assessment of proposals

The accompanying documentation provides an assessment of the proposals with respect to design, retail planning policy and transport and highways matters.

As set out in the Design and Access Statement, the proposed extension will integrate seamlessly with the existing buildings on site, to maintain a cohesive and simple building form that provides clarity and ease of use for all building users. The design of the proposed extension has been carefully considered to complement the existing building, and the same material palette will be used throughout.

The Planning and Retail Statement deals with all relevant planning matters. It demonstrates how the application proposal complies with all relevant planning policy guidance, and there are no material considerations that indicate that planning permission should not be granted.

The Transport Statement confirms that the proposed development, including the introduction of food retailing, will have a minor effect and the development proposals are acceptable and should be supported from a transport perspective

Biodiversity

The proposed development is not subject to the requirements in line with Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015, based on the exemptions allowed by Government.

As set out within Government guidance, the following type of development is exempt from BNG:

“A development that does not impact a priority habitat and impacts less than:

- 25 square metres (5m by 5m) of on-site habitat*
- 5 metres of on-site linear habitats such as hedgerows*

A development ‘impacts’ a habitat if it decreases the biodiversity value.”

In accordance with this exemption, the development does not impact a priority habitat and impacts less than 25 sqm of on-site habitat and 5 metres of on-site linear habitats such as hedgerows.

The development is exempt from the mandatory 10% biodiversity net gain requirement as set out under the Town and Country Planning Act 1990 as it is below the stated threshold. Therefore, the development qualifies for the de minimis exemption for mandatory biodiversity net gain in line with Regulation 4 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024.

As a result, a Biodiversity Assessment and associated metric is not submitted with the application.

Summary

The information submitted to accompany the application demonstrates that the proposed development is acceptable in planning policy terms.

The proposed development fully complies with the provisions of NPPF and Local Plan policies. On this basis, we trust that planning permission will be granted for this application proposal.

We trust that you have sufficient information to validate and determine this application within the statutory timescales and will contact you shortly to confirm this. In the meantime, should you require any further information, please do not hesitate to contact me or my colleague Neil Goldsmith.

Yours faithfully



Jenny Hill

Associate Director

BA (Hons) DipTP MRTPI

Annex 1: Planning Application Drawings Schedule

Drawing Title	Drawing Reference	Revision
Location Plan	19908-THPM-XX-00-DR-A-1000	P03
Existing Site Plan	19908-THPM-XX-00-DR-A-1001	P02
Existing GA Plan	19908-THPM-XX-00-DR-A-1002	P01
Existing Elevations	19908-THPM-XX-EL-DR-A-1003	P02
Existing Roof Plan	19908-THPM-XX-R1-DR-A-1004	P01
Proposed Site Plan	19908-THPM-XX-00-DR-A-1011	P03
Proposed GA Plan	19908-THPM-XX-00-DR-A-1012	P03
Proposed Elevations	19908-THPM-XX-EL-DR-A-1013	P03
Proposed Roof Plan	19908-THPM-XX-R1-DR-A-1014	P01
Proposed External Works Plan	19908-THPM-XX-00-DR-A-1015	P03