

Planning Statement

Proposed Change of Use from Class B2 (Industrial) to Class E(d) (Indoor Sport, Recreation or Fitness) at **Guild Electrical Supplies, Hardman Street, Bury, BL9 5AA**

on behalf of :

Miss Atkinson

Apr 2026

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1. Introduction

Proposed Use: Children's Indoor Play Centre

Applicant: Miss Atkinson

Site Address: Guild Electrical Supplies, Hardman Street, Bury, BL9 5AA Local

This Planning Statement supports an application for planning permission to change the use of an existing Class B2 industrial unit to Class E(d) for use as an indoor play centre. The proposal seeks to repurpose a currently underutilised industrial unit to create a family-oriented leisure facility that promotes physical activity, social interaction, and community well-being.

The statement demonstrates that the proposed use aligns with the National Planning Policy Framework (NPPF) and the relevant policies of the Bury Unitary Development Plan (UDP), the Core Strategy (adopted 2016), and other relevant supplementary planning guidance.

2. Site and Surrounding Context

The application site comprises a ground-floor industrial unit previously occupied under Use Class B2 (General Industrial) and first floor offices. The building is located within an established mixed commercial area, which includes a variety of industrial, retail, and service uses.

The site benefits from good transport connections, including proximity to main roads and local bus routes, and has existing parking and service access arrangements that are suitable for adaptation to leisure use.

3. Proposed Development

The application proposes to change the use of the existing industrial unit from Class B2 to a Class E(d) use for operation as an indoor children's play centre, including:

- Adaptation of internal space to accommodate soft play areas, seating, party rooms, and café facilities.
- Minor external alterations (new signage, improved access).

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- Provision of customer parking (16 spaces), including disabled parking provision, in compliance with accessibility standards.

No major external changes are proposed that would affect the character or scale of the existing building or its impact on neighbouring uses.

4. Planning Policy Context

4.1 National Planning Policy Framework (2023)

The proposal is consistent with the following NPPF themes:

- Chapter 6 – Building a Strong, Competitive Economy:
The NPPF encourages the re-use of land and buildings to support economic growth and diversification. The proposed development repurposes an existing building to create local employment and contribute to the evening and weekend economy.
- Chapter 7 – Ensuring the Vitality of Town Centres:
While the site is not in a primary town centre, the NPPF supports locating leisure uses in accessible locations where they serve local communities. A sequential assessment can demonstrate that no more suitable central site is available.
- Chapter 8 – Promoting Healthier and Safer Communities:
The NPPF emphasizes access to facilities that promote physical and mental well-being. The proposed play centre will provide opportunities for children and families to engage in physical activity in a safe indoor environment.
- Chapter 11 – Making Effective Use of Land:
Reusing an existing industrial building reduces the need for new development on greenfield sites and supports the NPPF's sustainability objectives.

4.2 Local Planning Policy (Bury Council)

The proposal accords with key policies in the Bury Unitary Development Plan and Core Strategy, including:

- Policy EC2 – Employment Land and Premises:
The policy seeks to protect employment land but allows alternative uses if it can be demonstrated that the site is unsuited to modern employment

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needs or that the proposal provides community, leisure, or service benefits. The subject site is underused as an industrial unit and better suited to a community-oriented leisure use, bringing the property back into active use.

- Policy CF1 – Community Facilities:
Supports development providing new or enhanced community facilities, especially those that enrich local opportunities for recreation and social interaction.
 - Policy RT1 – Recreation Provision:
Promotes the creation of new leisure and recreation facilities that are accessible, inclusive, and beneficial to the local population.
 - Core Strategy Policy CP6 – Strengthening Town Centres and Promoting Leisure Opportunities:
Encourages the diversification of leisure and recreation uses as part of local economic growth and improved quality of life.
 - Development Management Policy DM1 – General Development Criteria:
The proposed use will have no significant adverse impact on local amenity, the highway network, or the environment. Noise levels will be limited to indoor operation, and existing access/parking meets policy requirements.
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5. Planning Justification

The proposed use meets the three pillars of sustainable development under the NPPF:

- Economic: Creation of local employment, increased footfall for nearby businesses, and enhancement of the local service economy.
- Social: Provision of a family-oriented facility promoting health, recreation, and community engagement.
- Environmental: Reuse of an existing building reduces resource consumption and limits the need for new construction.

The development responds directly to local need, as Bury continues to promote family-friendly leisure activities and adaptive reuse of redundant or underutilised commercial premises. Similar precedents—such as planning application 71677, approved in Prestwich for conversion from industrial use to extended office accommodation—demonstrate that Bury Council is supportive of sensitive

repurposing of industrial buildings for community and commercial uses burytownplanning.co.uk.

6. Highways and Access

The proposal will not give rise to any significant increase in traffic. Customers are likely to arrive throughout the day rather than all at once, avoiding peak congestion periods typical of industrial operations.

On-site parking layout will include dedicated accessible bays and safe pedestrian access. The transport impacts are wholly acceptable given the site's accessibility and modest scale of operation.

7. Environmental and Amenity Considerations

All activity will take place indoors, ensuring no unacceptable noise or disturbance to neighbouring properties. Waste management will follow existing commercial collection arrangements, and no external lighting or plant will generate adverse impacts.

8. Conclusion

The proposed change of use from Class B2 (Industrial) to Class E(d) for a children's indoor play centre represents a sustainable, policy-compliant, and beneficial redevelopment of an existing industrial unit.

It will deliver social, economic, and environmental benefits consistent with the objectives of the NPPF, Bury UDP, and Core Strategy. The development makes effective use of previously developed land, supports community well-being, and aligns with the council's vision for diverse local leisure opportunities.

Accordingly, it is respectfully requested that Bury Council grant planning permission for the proposed change of use.