

69580 – Land & Buildings at Murray Road/2-10 Princess Parade/47-51 Market Street & Bury Market, Bury.

1. Demolition of buildings and erection of flexible events hall with associated servicing, parking and landscaping:

2. New canopy structure to cover existing outdoor market:

3. Temporary permission sought for area of Bury Market car park to be utilised for site cabins for the duration of the build.

The application site is outside Bury Town Centre Conservation Area but the tip of the north west boundary of the site is adjacent to the south east tip of the conservation area boundary. There are some designated and non-designated heritage assets in proximity to the application site, in particular the Grade II listed Kay Monument and Bury Collage Woodbury Centre which is a Non-Designated Heritage Asset.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in the exercise of their planning functions to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities in the exercise of their planning functions to have regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Paragraph 199 of the National Planning Policy Framework (NPPF) states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 200 of the NPPF states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;

b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 202 of the NPPF states where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

EN2/3 - Listed Buildings - The Council will actively safeguard the character and setting of Listed Buildings by not permitting works, alterations or changes of use which would have a detrimental effect on their historical or architectural character and features. Proposals for demolition will be opposed and will only be considered where it is demonstrated conclusively that the building(s) cannot be retained.

This application is part of the wider Bury Town Centre Master Plan for regeneration which includes further re-development of Princess Parade and a new bus station both of which by virtue of their 1960s design and materials represent negative features within the setting of the conservation area and other designated and non-designated assets. Opposite Princess Parade is a 19th century Mill Gate building of red brick with stone dressings that elegantly curves around the corner, this forms the southern edge of the Bury Town Centre Conservation Area. It has modern casement windows, 21st century shopfronts and a ground floor metal canopy, as the canopy continues along the modern shopping centre adjacent it is considered to be a modern addition of no interest.

North from the application site is the Kay Monument which is a stone structure sat on a series of steps at the centre of a triangular park. The Monument is an attractive feature and due to its prominence and setting is a focal point for the immediate area. The setting of the Grade II listed Kay Monument is intimate and defined by its curtilage constrained by the bus station to the south and Haymarket and Market Street to the west and east respectively.

Bury College Woodbury House is a Non-Designated Heritage Asset sited to the south of the application site, south of Angouleme Way.

The proposed building would not dominate the surrounding built environment being at a similar height to nearby buildings such as the Mill Gate fronting Market Street and the Woodbury Centre and due to its strong vertical emphasis would represent architectural cohesion with these and other nearby buildings such as the Townside development.

The proposed building would not disrupt key viewpoints into and out of the setting of the Grade II listed Kay Monument and Garden and as such would have a neutral impact on its setting. It is not considered the proposed building would have such an impact on the setting of the conservation area as to cause harm to its significance. As such it would preserve the character and appearance of the conservation area.

The proposed development would not be viewed within the setting of the Woodbury Centre.

The proposed replacement Bury Market Canopies would not be visible in the conservation area

The proposal would comply with adopted UDP policy EN2/3 - Listed Buildings and paragraphs 199, 200 and 202 of the NPPF.

Mark Kilby

Conservation Officer

11/8/23