

Introduction

This statement accompanies the planning application for the conversion of part of the First-Floor and part of the Second-Floor to residential apartments, at 18 Silver Street, Bury. The proposal seeks permission for the conversion to Sui Generis – Emergency Short Term Housing.

This statement provides information on the history of planning applications for this site; and the due consideration taken in the creation of these plans in order to be compliant with all requirements. This statement also provides information on the proposed layouts and the application is accompanied by a site plan, existing and proposed drawings.

- GSS24198.3 - 18 Silver Street, Bury - 002 - Existing Plans and Elevations
- GSS24198.3 - 18 Silver Street, Bury - 003 - Existing Plans
- GSS24198.4 - 18 Silver Street, Bury - 005.1 - Proposed Plans
- Gss24198 – 18 Silver Street, Bury – 502 – Site Plan

Site

The site is located at 18 Silver Street, Bury, BL0 9BJ. The site is comprises of 4 floors – basement, ground, first and second. There is a wine bar on the ground floor, which uses the basement for storage. The upper levels are offices.

The surrounding properties are a mix of commercial and residential. The owner of the site also owns Number 20 and 22 Silver Street which are Class E Commercial on the Ground Floor with residential dwellings on the first and second floors.

The site is in close proximity to local amenities, such as shops, eateries and pubs, banks, places of worship, and good access to public transport links with Bolton Station a three minute walk from the site, and many bus services running along Market Street and Bolton Street which are adjacent to the property.

Existing

The property currently comprises of a basement, ground floor, first floor and a second floor.

The basement and ground floor is currently leased to Monkey Bar who utilise the basement for storage and the ground floor as their bar with some toilets to the rear of the ground floor.

The first and second floor houses offices although it is largely vacant at present.

There is an entranceway on both the first floor and the second floor from 18 Silver Street to the first and second floor of 20 Silver Street (as mentioned, the owner owns both buildings).

The residential dwellings on the First and Second floor of 20 and 22 Silver function as Emergency Short Term Housing Units which are currently leased by Auckland Home Solutions (Registered Housing Provider) and managed by Stepping Stones (Managing Agent), as instructed by Bury Council. These units are thus available to the council to house vulnerable/evicted/homeless constituents in need of shelter in such units/hotels/council shelters.

Proposal

This application seeks permission for the conversion of part of the first floor and the second floor to Sui Generis – Emergency Short Term Housing.

On the First Floor, the rear office (1E2) will be allocated as an office for the tenant who leases the basement and ground floor. The other offices, which are currently vacant, will be converted into 2 residential units. Offices 1E7 and 1E8 will form Unit A, and Office 1E4 will be converted into Unit B. Unit B will incorporate part of the existing 1E3 hallway. The existing entranceway between Number 18 and Number 20 Silver Street will be retained, and will act as the main entranceway to the units on the first and second levels of 18 Silver Street.

On the Second Floor, Room 2E1, currently vacant, and the existing WC at the rear, will be converted into 2 flats – Unit C and Unit D. Part of Room 2E1 will be used to create an entrance hallway to allow access into each unit. The existing entranceway between Number 18 and Number 20 Silver Street will be retained.

The units have been designed to contain a kitchen, bathroom, bedroom, and a flexible living area which will contain a sofa-bed to accommodate sleeping facilities for children, if the tenants are a family.

These units are designed to be suitable for Short Term Emergency Accommodation for individuals or small/single parent families. The location of these units in Bury Town Centre would allow for local residents to remain in their local area (and children would be able to continue to attend their regular local school, even when in need of emergency shelter). These units also allow families to remain together and maintain much-needed safety and privacy. These units are not intended to house immigrants.

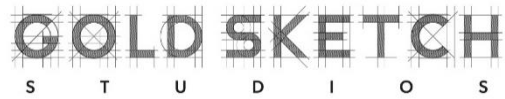
The Housing Provider, Auckland Home Solutions, who is currently leasing the Emergency Short Term Living Units in 20 and 22 Silver Street, are willing to take on these 4 units and incorporate them into their lease going forward. Auckland Home Solutions are a Housing Provider for Bury Council and Amanda Mullen has been our contact in the council in discussing how the use of these units could ultimately benefit the council, just as the unit in 20-22 Silver Street has done. Please also see Appendix A – the Report of the Cabinet Member for Housing Services regarding the units at 20-22 Silver Street and how much of a cost saving, these residential units have been to the council in comparison to the cost of housing those in need in hotels or bed and breakfasts.

These units would be built and finished to a high and modern standard. All units in 20-22 Silver Street have been remodelled, full redecorated and fully reserviced in recent years to provide a good solid option for Emergency Accommodation in the local area.

Conclusion

This planning application proposes the necessary conversion of part of the First-Floor and the Second-Floor at 18 Silver Street, Bury, to Sui Generis – Emergency Short Term Housing. This proposal, which seeks to create four new residential units (Units A, B, C, and D), is a straightforward and logical extension of the established use in the adjacent, co-owned properties at 20 and 22 Silver Street.

PLANNING STATEMENT
18 Silver Street, Bury, BL9 0EX



The strategic location of the site in Bury Town Centre—with excellent access to local amenities and public transport—makes it an ideal setting for vulnerable individuals and small/single-parent families requiring emergency shelter. The proposed units are designed to be built to a high, modern standard and crucially allow families to remain together, maintaining privacy and continuity within their local community and school catchment areas.

With the commitment of the existing Housing Provider, Auckland Home Solutions, and the support of the Managing Agent, Stepping Stones (who operate on behalf of Bury Council), the integration of these four units into the current provision will significantly benefit the council by increasing the availability of quality, localised emergency accommodation.

This application is accompanied by all requisite drawings, including GSS24198.3-002, GSS24198.3-003, and GSS24198.4-005.1, and has been prepared with due consideration for all planning requirements. We respectfully request the Planning Authority's approval for this change of use, which represents a positive and much-needed contribution to Bury's essential emergency housing stock.