

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

Our ref: JC/24-03053
Date: 3 March 2025

Dear Planning Department,

Re: Full Planning Permission for the installation of a fire exit door and other ancillary works at Unit F18/19, 7 South Street, The Rock, Bury, BL9 0JS

Rapleys LLP has been instructed on behalf of {my}dentist ('My Dentist') to submit a full planning application for the installation of a fire exit door and other ancillary works at the abovementioned property.

We enclose the following documents relevant to the planning application, which is submitted via the Planning Portal (PP-13813799) on 3 March 2025.

- Completed Planning Application Forms;
- Covering Letter (this letter) dated 3 March 2025;
- Site Location Plan (Drawing No. 444.LP);
- Existing Floor Plans (Drawing No. 20105(3)006);
- Proposed Floor Plans (Drawing No. XXX.02); and
- Existing and Proposed Elevations, Plan & Sections (Drawing No. 444.P.01).

In addition to the above enclosures, we would be grateful if you could consider the contents of this letter in determining the application.

Site and Surroundings

The property is located at Unit F18/19, 7 South Street, The Rock, Bury, BL9 0JS.

The property, which is currently vacant, is situated within The Rock Shopping Centre in Bury Town Centre. Commercial properties/units surround the property to the north, south and east, and is situated opposite Primark and between Soul Footwear and H&M. To the rear (west) of the property is an internal service yard. This gated service yard is accessed by vehicles from Clerke Street.

The property is accessible via a pedestrianised street (South Street) within The Rock Shopping Centre. Bury Interchange is located approximately 500m to the southwest of the site, which is a terminus station for local bus services and the Manchester Metrolink. Car parking provision is available within The Rock Shopping Centre, and additional off-street and on-street pay and display parking is located in close proximity to the property.

This property is not located within or near a Conservation Area. The property is not a listed building or located in close proximity to any listed buildings.

The property is located in Flood Zone 1 (low probability of flooding) and is not at risk to surface water flooding.

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Relevant Site History

A search of Bury Metropolitan Borough Council's online planning application portal reveals several planning applications relating to property. A summary of the relevant applications is detailed in the below table.

Planning Application Reference	Description of Development	Decision	Date of Decision
71342	Change of Use from Use Class A1 (Use Class E(a/b)) to Use Class E(e) to a dental practice.	Approved	27 th February 2025
54113	1no. non illuminated fascia sign; 1no. internally illuminated hanging sign.	Approved	26 th July 2011
52819	Application for non-material amendment following grant of planning permission 48384 for revisions to specified floor spaces (scheme wide) and 51247.	Approved	20 th September 2010
48384	Mixed use development comprising shopping, financial and professional services and food and drink uses within the A1, A2, A3, A4 and A5 Use Classes, residential use within Use Class C3, comprising 297 units; assembly and leisure uses within D1 and D2 Use Classes; Nightclub use; multi-storey and other car parking; new streets, highways and other means of circulation and other associated works and facilities.	Approved	28 th November 2007

The Proposal

Full planning permission is sought for the installation of a new fire exit door and other ancillary works at Unit F18/19 on the front elevation facing South Street. The door will be set back from the current elevation through the addition of a curtain wall box, and new infill paving will be installed to match the existing paving on South Street.

This door will serve as an emergency fire exit and is essential to the operation of the dental practice.

For full details of the proposed development, please refer to the submitted drawings.

National and Local Planning Policy

National Planning Policy

The National Planning Policy Framework (NPPF) was most recently updated in December 2024. It sets out the purpose of the planning system of achieving sustainable development and how these are expected to be applied.

National planning policy is set out within the National Planning Policy Framework (2024) (NPPF), which is supplemented by the National Planning Practice Guidance (NPPG).

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking. For decision taking this means:

- Approving development proposals that accord with an up-to-date development plan without delay, or
- Where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - The application of policies in this Framework that protect areas or assets of particular importance provide a clear reason for refusing the development proposed, or
 - Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Section 4 of the Framework (Decision-making) confirms that local planning authorities should approach decisions on proposed development in a positive and creative way by working proactively with applicants to secure developments that will improve the economic conditions of the area.

Section 6 of the Framework (Building a strong, competitive economy) states that significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

Section 12 of the Framework (Achieving well-designed places) confirms that good design is a key aspect of sustainable development and creates better places in which to live and work. Good design also helps make development acceptable to communities.

Local Planning Policy

The Development Plan for Bury Council comprises The Bury Unitary Development Plan (UDP) (adopted 29th August 1997).

The relevant policies are outlined below.

The Bury Unitary Development Plan (UDP) (1997)

Policy EC6 (New Business, Industrial and Commercial Development) states that the Council will seek to ensure that new business, industrial and commercial development is of a suitably acceptable design and does not have a significantly detrimental effect on the surrounding environment and amenity.

Policy EN1 (Built Environment) states that the Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment.

Policy S1 (Existing Shopping Centres) states that the Council will seek to protect, maintain and enhance the role and function of the existing hierarchy of shopping centres within the Borough.

Policy S2 (Control of New Retail and Non-Retail Development) states that the Council will seek to protect and enhance the vitality and viability of the Borough's shopping centres by encouraging and controlling the type and location of retail and non-retail development to benefit the retailing activities of the centres.

Policy CF4 (Healthcare Facilities) states that improvements to existing, and proposals for new healthcare facilities will generally be looked on favourably by the Council.

Policy TC2 (Town Centre Enhancement and Development) states that the Borough's town centres will be encouraged to develop as the principal focal points for cultural, leisure, business, professional services, commercial and retailing activities. Development proposals which would have a detrimental effect on the vitality and viability of these centres will not be permitted.

Policy TC3 (Bury Town Centre) states that the Council will be particularly concerned to bring forward, promote and support proposals to expand and enhance Bury Town Centre, in order to maintain its role as an important centre of sub-regional significance.

EN1/2 (Townscape and Built Design) states that the Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements.

EN1/8 (Shop Fronts) states that the Council will seek to ensure that proposals for new and altered shop fronts properly respect the architectural elements of the building and the character of the surrounding street scene.

Planning Assessment

This section assesses whether the proposal is policy compliant at both national and local level. As previously set out, this application seeks full planning permission for the installation of a fire exit door and other ancillary works at Unit F18/19, 7 South Street, The Rock, Bury, BL9 0JS.

Given the minor nature of the development, and its high-quality design, the fire exit proposal is not considered to detrimentally harm the surrounding context and is considered complementary to the existing built form. The proposed development would not result in a material change to impact the site or the amenities of neighbouring uses.

This proposal is essential to the operation of the dental practice, for which the unit was approved for Use Class E(e) under application ref. 71342 on the 27th February 2025.

Condition 42 attached to the Decision Notice for application ref. 48384 states that "no doors to any part of the development shall open outwards onto the existing or future adopted highway". However, as the proposed fire exit door is set-back from the existing elevation, the outward opening of the doors will not open onto South Street.

According to the Design Guide attached to application ref. 48384, entrance doors should be sliding, bi-parting, or inward-opening. If part of the Fire Escape Strategy, double swing doors are allowed.

For these reasons outlined, it is therefore considered that the proposal is acceptable and in accordance with Policy EC6, EN1, S1, S2, CF4, TC2, TC3, EN1/2 and EN1/8 of The Bury UDP (1997), and the NPPF (2024).

Conclusion

This application seeks full planning permission for the installation of a fire exit door and other ancillary works at Unit F18/19, 7 South Street, The Rock, Bury, BL9 0JS.

This proposed development will help contribute to My Dentist's nationwide operational requirements, which would be in line with NPPF's aspiration to support economic growth.

After consideration of relevant national and local planning policies, this application is deemed policy compliant and would not cause detrimental harm to the surrounding context. It is considered that the proposal is complementary to the existing built form. The application is therefore acceptable in planning terms and there is a compelling case for the granting of permission without delay.

We trust that the enclosed information is sufficient to enable you to validate the application. We look forward to receiving confirmation of receipt of this submission. However, in the meantime if you require any further information or have any queries in respect of the submitted documentation, please contact the agent.

Yours faithfully,

Rapleys LLP
Rapleys LLP (Mar 3, 2025 13:52 GMT)

Rapleys LLP