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27 August 2026

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

Dear Sir or Madam,

**FULL PLANNING PERMISSION AND ADVERTISEMENT CONSENT FOR THE INSTALLATION OF REPLACEMENT PLANT, EXTERNAL ALTERATIONS TO FACADES, EXTERNAL SEATING AND INSTALLATION OF REPLACEMENT ADVERTISEMENTS.**

**FORMER TGI FRIDAY'S UNIT 1, VALLEY PARK ROAD, PRESTWICH, MANCHESTER, M25 3TG**

We have been instructed on behalf of our client, Nando's Chickenland Ltd, to submit the enclosed applications online via the Planning Portal (ref. PP-15089912) for the *installation of replacement plant, external alterations to facades, external seating and installation of replacement advertisements* at the above address. These works are required to facilitate the upcoming occupation of the premises by Nando's.

In accordance with national and local validation requirements, the following documents have been submitted in support of this application:

- Completed Full Planning and Advertisement Consent Application Forms;
- Planning Statement (included within this letter);
- Noise Impact Assessment (Adnitt Acoustics);
- Site Location Plan (dwg ref. 26001(00)098 Rev B);
- Block Plan (dwg ref. 26001(00)099 Rev B);
- Existing Floor Plan (dwg ref. 26001(00)001 Rev A);
- Existing Roof Plan (dwg ref. 9432-04);
- Existing Shopfront Elevation A (dwg ref. 26001(00)100 Rev A);
- Existing Shopfront Elevation B (dwg ref. 26001(00)101 Rev A);
- Proposed Floor Plan (dwg ref. 26001(01)001 Rev A);
- Proposed Shopfront Elevation A (dwg ref. 26001(01)100 Rev A);
- Proposed Shopfront Elevation B (dwg ref. 26001(01)101 Rev A);
- Fascia Letters Sign Detail (dwg ref. N0593-01 Rev A);
- Projecting Sign Detail (dwg ref. N0593-03 Rev A);
- Menu Board Detail (dwg ref. N0593-02 Rev A);
- Proposed HVAC Ground Floor Layout (dwg ref. 9432-01 Rev C);
- Proposed HVAC Roof Layout (dwg ref. 9432-02 Rev C); and,
- Equipment Schedule (dwg ref. S/O-9432).

The requisite fee of £701 (planning) and £174 (advertisements), plus the £91.00 Planning Portal administration fee has been paid online. The remainder of this letter sets out the supporting statement regarding the application proposals.

## Site Description

The application site relates to an established restaurant unit, having previously been occupied by a TGI Friday's, situated on the western side of Bury New Road (A56). It is understood that TGI Friday's vacated the premises in 2024. The unit is a single storey, rectangular shaped building which adjoins a Premier Inn hotel to the north to which the unit shares a large surface car park with. As illustrated on the Proposed Floor Plan (dwg ref. 26001(01)001 Rev A), the unit has recently been subdivided into 2 units. Nando's will be occupying the eastern half of the wider unit. The wider area is characterised by a mix of uses including grocery, educational, and residential.

The existing unit hosts a variety of signage types on both the site's principal and side elevation. Further, as demonstrated by **Figure 3** below, extensive existing mechanical plant arrangements are accommodated within a sunken plant deck area at high roof level. Following the subdivision of the unit, it is understood that both units will utilise the same roof space for all HVAC requirements.



*Figure 1. Application Site Frontage (Google Streetview)*



*Figure 2. Side Elevation (Google Streetview)*



**Figure 3.** Satellite Image of Site's Mechanical Plant Area (Google Earth)

The site is neither statutorily nor locally listed, and nor does it within a conservation area.

The site is otherwise located within Flood Zone 1.

## Planning History

A review of the planning history of relevance to the application site has been undertaken based on the Council records available online, and summarised below:

- Full planning permission (ref. 30339/94) for the erection of a: *"Single storey themed restaurant / bar (Class A3), three storey 60 roomed hotel (Class C1)"* – Granted 15 December 1994.
- Advertisement consent (ref. 42298/04) for: *"1 no. totem sign; 2x fascia signs; 1no. roundel sign"* – Granted 6 May 2004.
- Advertisement consent (ref. 48580) for: *"Internally lit projecting two-sided roof signage"* – Granted 24 October 2007.

## Application Proposals

This application seeks full planning permission and advertisement consent for the installation of external mechanical plant at roof level, external alterations to facades, and display of signage to facilitate the occupation of the premises by our client Nando's. The package of works will contribute to an enhanced appearance, updating the existing elevations with a contemporary design that is fitting to this commercial location, whilst also reflecting Nando's corporate identity and passion for design.

A summary of the proposals has been provided below.

### Installation of Plant

Plant is proposed within the purpose-built roof-well, as demonstrated at **Figure 3**, designed to conceal plant from external views. In summary, the proposal seeks 5no. air conditioning units, 2no. freezer / chiller units, 1no. toilet extract fan, 1no. bin store extract fan, 1no. air intake duct, and 1no. kitchen extract duct with ESP filtration.

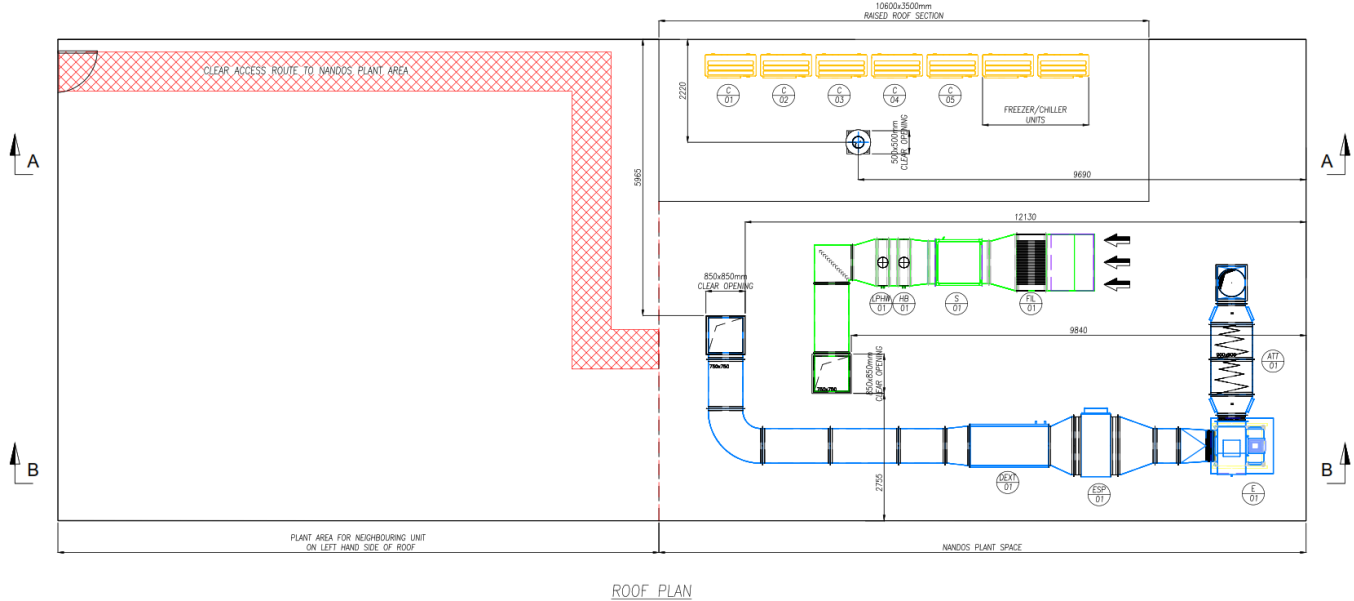


**Figure 4.** Proposed Roof Plant (extract from dwg ref. 9432-02 Rev C)

## External Alterations to Façade

- Facades:** The scheme largely retains the existing facades, albeit introduces a new decorative spraypainted metalwork screen to wrap around the fascia of both elevations, integrated with hardwood slats and 16no. feature lights.
- Access Hatch:** An access hatch, measuring H980mm x W850mm, is proposed on Elevation A to enable efficient takeaway collections by third party drivers (Deliveroo). The access hatch will be obscured from the external dining area by nature of its location away from the entranceway and from the internal dining area, behind the staff servery area.
- Outdoor Seating:** The application seeks also the installation of an outdoor seating area to the east of the entranceway (Elevation B). This falls fully within Nando's demise. Permanent features include 6no. tables and 12no. chairs as well as 1no. olive tree planter to encourage the use of greenery and result in a betterment to the external appearance of the unit.

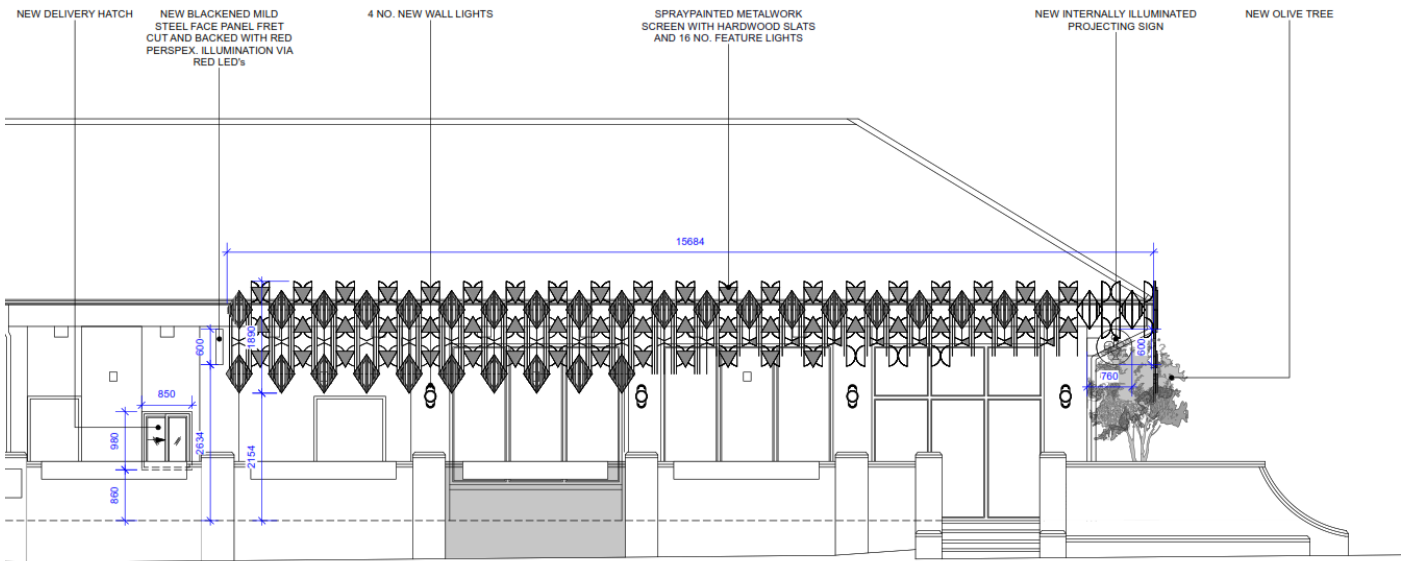


**Figure 5.** Proposed Shopfront Elevation A (extract from dwg ref. 26001(01)100 Rev A)

## Display of Signage

The proposed signage scheme comprises the following, to be displayed on Elevation B:

- **Fascia:** 1no. 'NANDO'S' red lettering to fascia via blackened mild steel spacers, measuring H500mm x W2530mm x D80mm, to be internally illuminated via red LEDs.
- **Projecting Sign:** 1no. Nando's Barci cockerel projecting sign, measuring H600mm x W600mm x D120mm, to be internally illuminated via red LEDs.
- **Menu Board:** 1no. internally illuminated menu board via white LEDs, measuring H650mm x W425mm x D80mm, with red vinyl 'Nando's' lettering.

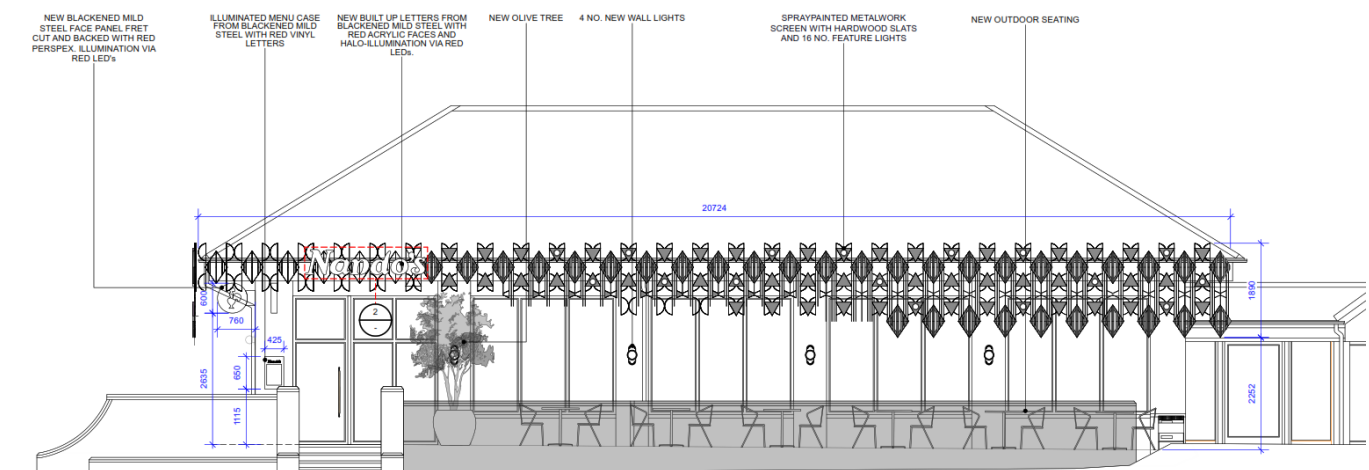


**Figure 6.** Proposed Shopfront Elevation B (dwg ref. 26001(01)101 Rev A)

## **Relevant Planning Policy**

### **National Planning Policy Framework (2026)**

The NPPF provides the overarching planning policy guidance for development across England. It states at **Paragraph 15 - 16**:

***“The purpose of the planning system is to contribute to the achievement of sustainable development, by managing the use and development of land in the long-term public interest. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs.”***

**Policy DP3** ‘Key Principles for Well-Designed Places’ requires proposals to respond to their context, including history, character and features of the site and its setting in an endeavour to integrate with and enhance their surroundings. Proposals should also reflect the seven principles at DP3(2) as appropriate to the nature and location of the development. These include *Liveability*, which seeks to support vibrant communities, as well as *Identity*, which seeks visually attractive and characterful development.

**Policy E2** ‘Meeting the Need for Business Land and Premises’ provides that substantial weight should be given to the economic benefits of proposals for commercial development which allow businesses to invest, expand and / or adapt.

**Policy P3** ‘Living Conditions and Pollution’ requires development to be appropriate for its location, having regard to the likely effects of pollution, including noise and other sources, on health and living conditions, and to avoid and otherwise mitigate to an acceptable degree any unacceptable adverse impact on neighbouring occupiers.

**Policy DM3** ‘Determining Development Proposals’ requires LPAs to take a proportionate approach reflecting the scale and potential impact of the proposals. Further, LPAs should consider whether otherwise unacceptable proposals could be made acceptable through the use of planning conditions.

### **Places for Everyone Joint Development Plan Document (2024)**

**Policy JP-S1** ‘Sustainable Development’ states that development should maximise economic, social, and environmental benefits, whilst minimising any adverse impacts through sustainable design and construction.

**Policy JP-P1** ‘Sustainable Places’ states that new developments should be locally distinctive by respecting and acknowledging the surrounding character and identity in terms of design, siting, scale, and materials used.

### **Bury Unitary Development Plan (1994)**

**Policy EN1/2** ‘Townscape and Built Design’ states that new developments should ensure no adverse effect on the particular surrounding character and townscape by reason of its height, scale, density, layout, and materials.

**Policy EN1/8** ‘Shop Fronts’ seeks to ensure that new and altered shop fronts respect the existing architectural elements of the host building and the surrounding character.

**Policy EN1/9** ‘Advertisements’ states that proposals should have regard to the scale and massing of existing buildings and structures, surrounding characteristics, and the effect on the safe use of any form of transport in the interests of maintaining amenity and public safety.



### Draft Bury Local Plan (2025)

The Draft Bury Local Plan is at an advanced stage, having most recently sought views on the plan between 17 March and 12 May 2025. It is anticipated that the Local Plan will be submitted to the Secretary of State for review by November 2026, with an expected adoption date of November 2027. Given the advanced nature of the plan, the following policies are considered of relevance:

- Policy LP-TC1 'Hierarchy and roles of centres';
- Policy LP-BE6 'Design and layout of new development';
- Policy LP-BE8 'Amenity';
- Policy LP-BE9 'Food and Drink Uses';<sup>8</sup> and,
- Policy LP-BE10 'Advertisements'.

### **Planning Considerations**

Noting the site's limited designations and allocations, the key tests of acceptability relate to the design and appearance of the proposals, together with any impact on surrounding amenities, if any. Each of these considerations have been addressed below.

#### Plant

The proposals include the installation of internal and external HVAC plant, necessary to allow Nando's to trade from the property. Much of the plant is positioned internally and requires no further consideration in planning terms. Beyond this, the plant is positioned at high roof level and is thus obscured from public views. The proposed plant is minor in scale, consisting of 5no. air conditioning units, 2no. freezer / chiller units, 1no. toilet extract fan, 1no. bin store extract fan, 1no. air intake duct, and 1no. kitchen extract duct with ESP filtration. The equipment will allow the discharge of the kitchen extract system at high roof level and is essential to the regulation of the temperature of the unit, and the functioning of the kitchen. This is considered the most appropriate location from both an operational and amenity perspective and will support the day-to-day operation of Nando's.

In terms of noise control, the application is supported by a Noise Impact Assessment prepared by Adnitt Acoustics, which demonstrates compliance by proposing a series of mitigation measures, including vibration isolators, to ensure that the plant sound level achieves a criterion consistent with the requirements of the Council.

In terms of odour control, ESP filtration is proposed, consistent with Nando's other restaurants. This, combined with the high-level discharge at roof level, will ensure no detrimental impact to odour amenity resulting from the operation of the Nando's restaurant.

The proposed plant, therefore, will not have any detrimental impact on existing amenity, in any regard, and complies with the relevant identified planning policies.

#### External Alterations

The proposed scheme of minor alterations seeks to uplift the appearance of the currently vacant restaurant unit and bring more interest through a series of creative changes to the facades. Particularly, the metalwork screen is a modest change that creates a visually interesting, exciting and modern look to the facades that is reflective of Nando's passion for design.

With regards to the external seating area, a Pavement Licence is not required in this instance, as the area in question is private land falling entirely within the client's demise. However, we accept that the fixed elements, namely the olive tree planter and tables and chairs, constitute 'development'. It is considered that the installation of these features will complement the external appearance of the unit, resulting in a colourful and vibrant entranceway to the restaurant.



Further, by virtue of the location of the seating area, it is not considered that the arrangement will impact on pedestrian movements nor the use of the large surface car park area. In terms of noise, the use of the external dining area will align with the operating hours of the restaurant, ensuring that customer noise is limited to trading hours only.

The access hatch is limited in scale and will relate to only a minor part of the restaurant's exterior. The hatch is of a simple design which will not detract in any regard from the overall appearance of the restaurant. Its location away from the entranceway and external seating area, and behind the staff server line internally, means it is tucked out of view from the customer area, thus having as negligible impact, especially when coupled with its minimal size.

The proposed hatch will facilitate a more organised and efficient process for the collection of takeaway orders, as already exists across many of Nando's existing sites. The hatch allows for safer and more efficient commercial operations at the restaurant by reducing congestion at the main entrance and within the restaurant. The use of the hatch will be aligned to the permitted trading hours of the restaurant only. Outside of these hours, the access hatch will be securely locked by restaurant staff. The hatch itself will only be opened at the point of collection, which is prearranged by the restaurant and the third-party collection service (Deliveroo). In between these collections, the access window will remain shut to ensure that any general, internal ambient noise from within the restaurant is successfully contained. The access window will not be used by individual customers collecting their orders, and these individuals will collect from inside the restaurant.

Accordingly, it is clear that the proposals accord for the above identified development plan policies.

#### Advertisements

The signage proposed is considered modest in scale and amount and thus, will not overwhelm nor visually clutter the restaurant's exterior. The proposals consist of 1no. fascia sign, 1no. projecting sign, and 1no. menu board.

Static illumination of appropriate luminance levels will uphold surrounding amenities and highways safety, and the extent of the signage is proportionate to the restaurant premises. The signage will complement the package of works hereby proposed, fabricating a vibrant and exciting façade. It does, therefore, accord with the identified adopted and emerging policies in this regard.

#### Biodiversity Net Gain Exemption

The proposed development is for external alterations, including the installation of plant at high-level, and display of signage to an existing unit only; thus, it is subject to the BNG de minimis exemption by reason of there being 0sqm of onsite priority habitat.

#### Conclusion

Nando's proposals will result in a significant improvement to the overall appearance of the currently vacant premises. The collective impact of all changes will ensure that a high-quality, vibrant restaurant unit is delivered, which is fully compliant with the above identified policies. The proposals are considered essential in facilitating the operation of this unit by Nando's and will dramatically contribute to a refreshed and revitalised appearance.

We therefore trust that you have sufficient information to enable a positive determination of the applications and we look forward to receiving confirmation that the applications have been validated. In the meantime, should you require any further information, please do not hesitate to get in touch.

Yours faithfully,



A handwritten signature in black ink, appearing to read 'Sam Harper'.

SAM HARPER  
Director