



PLANNING STATEMENT

Address: 150 Heywood Street, Bury, BL9 7DY

Date: 22/04/2025

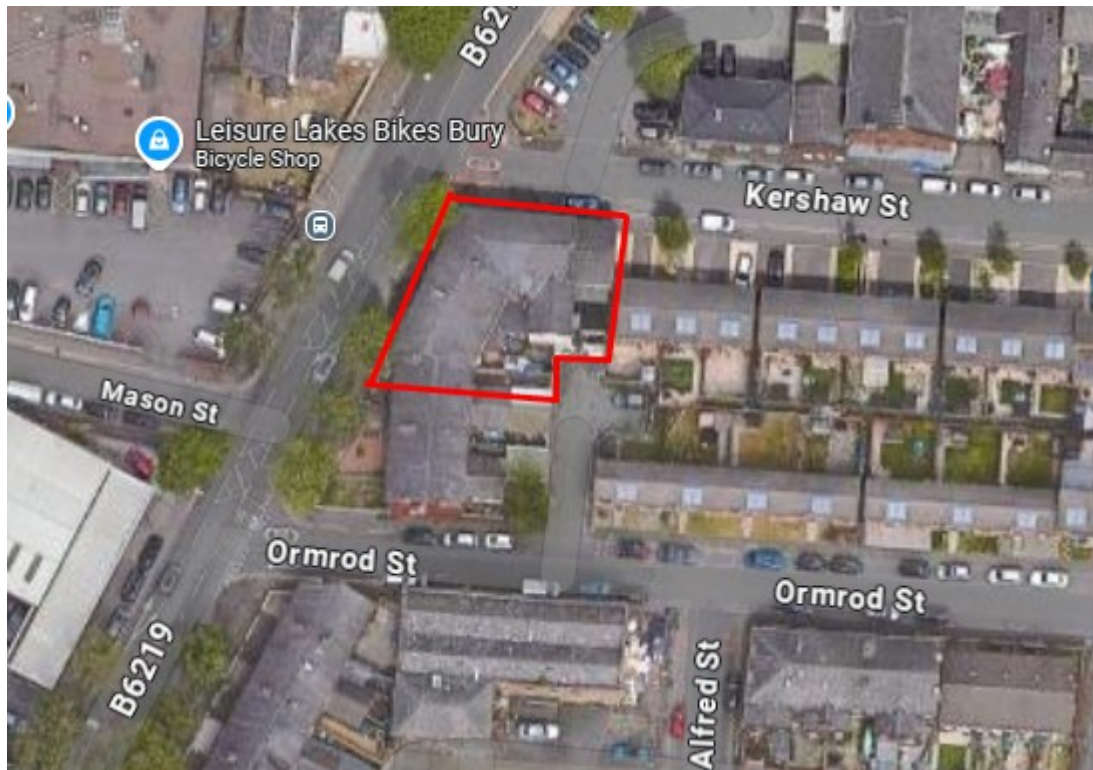
This document has been produced by IGLOO to support a planning application for:

Change of use of first and second floor from office/storage (Use Class E) to 6 apartments (Use Class C3) and dormer to rear.

SITE LOCATION

The application site is on the corner of the B6219 Heywood Street and Kershaw Street in Bury, Greater Manchester. Bus stops along Heywood Street itself offer buses into Bury Interchange, as well as nearby suburbs of Simister, Prestwich and Cheetham Hill, to name just a few. Only 50 meters to the north of the property is the A58, Rochdale Road. This is a primary bus route to both Bury Interchange and Rochdale interchange, and both town centres. Bury town centre itself is located only a few hundred metres away, with all of the usual amenities associated with a large town centre. Such as shops, public houses, restaurants, cinemas and leisure facilities etc. Included within the amenities are the transport links. The interchange provides excellent bus and tram links to the surrounding towns and villages. From Manchester itself you can travel nationwide, and internationally via the airport.

Approximately 500 meters to the east on Rochdale Road is Openshaw Park, which is a local community park of approximately 5 hectares. Offering a variety of leisure facilities, such as crown green bowling, tennis courts and children's play area, as well as the green open spaces themselves. The park is also home to the Bury Bike Library. Here both adult and junior bikes can be borrowed for up to a week, taking advantage of the growing infrastructure.



Picture A above shows the location with the site outlined in red



Picture B above showing the West Elevation fronting onto Heywood Street



Picture C above shows the North Elevation on Kershaw Street

The Bury Council Planning Portal lists the historic applications as below.

- 56299 1no internally illuminated fascia sign to front elevation
Approved 17/06/2013

- 55404 Retrospective application for 1no internally illuminated fascia sign and
1no non-illuminated fascia sign and removal of internally illuminated
projecting sign (resubmission of 54899)
Refused 17/08/2012

- 54403 Retrospective application for 1no internally illuminated fascia sign
(resubmission of 54896)
Refused 17/08/2012

- 54896 1no internally illuminated fascia sign (retrospective)
Refused 21/03/2012

- 54899 2no internally illuminated fascia signs; 1no internally illuminated
projecting sign (Retrospective)
Refused 23/03/2012

- 50578 Change of use from sandwich shop (class A1) to café (class A3) and
hot food takeaway (class A5) (Retrospective) new window to side
elevation
Approved 16/01/2009

- 50017 Change of use from children's party venue to café (class A3) and hot
food takeaway (class A5) (Retrospective) new window with external
shutter to side elevation
Refused 06/08/2008

- 45674 Mixed use development comprising class uses A1, A2, B1 & 10
apartments
Approved 01/03/2006

THE PROPOSED DEVELOPMENT

The application is for full planning to form 6 apartments, including a rear dormer.

The plans have been produced by MADP and show the development in detail.
These include:

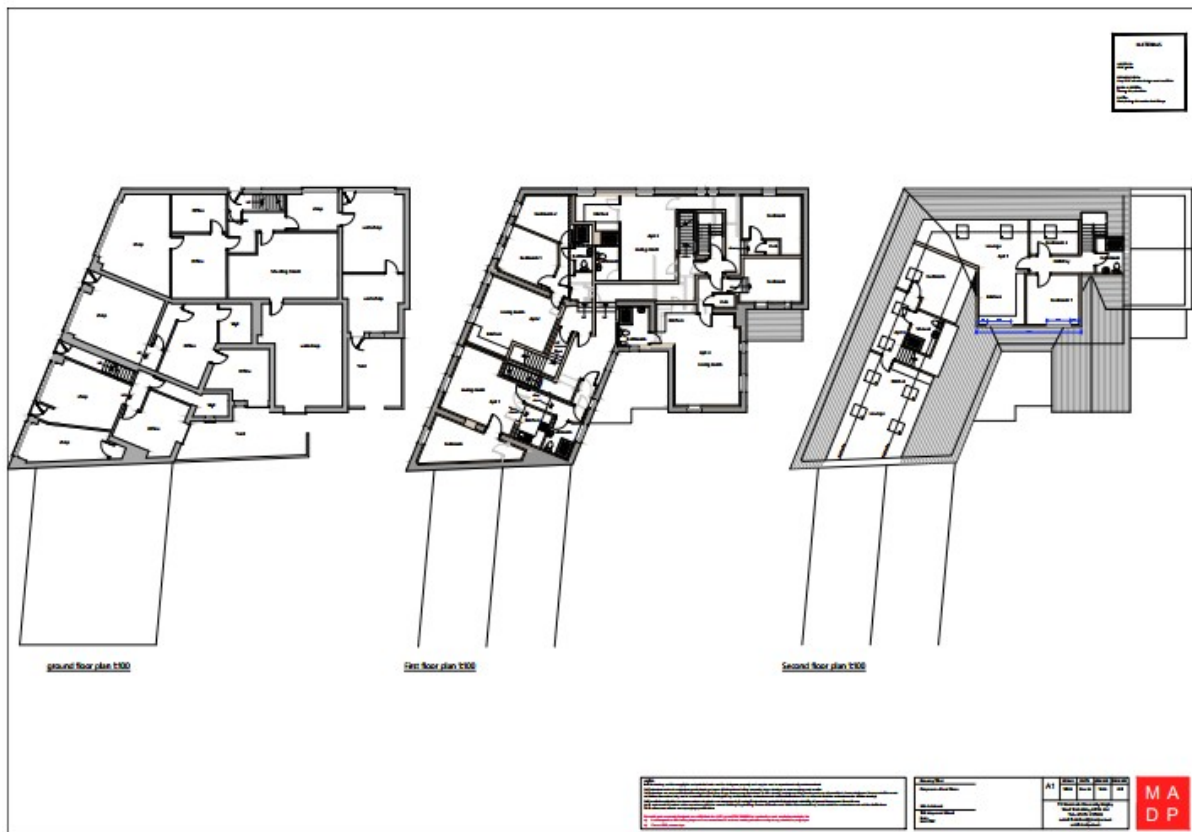
Plan Number 1405-101 X Plan A1 Rev A

Plan Number 1405-201 P Plan A1

Plan Number 1405-202 P Plan A1



Picture D above shows the existing building



Picture E above shows the proposed floor plans



Picture F above shows the proposed elevations

PLANNING POLICY CONTEXT

The National Planning Policy Framework (NPPF) was last updated in December 2023. Local Planning Authorities (LPAs) are required to take its content into account when preparing their Development Plans and it is a material consideration when making decisions on planning applications or appeals.

Paragraph 7 of the NPPF states that 'The purpose of the planning system is to contribute to the achievements of sustainable development'. According to Paragraph 8 'Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- An economic objective
- A social objective
- An environmental objective

Paragraph 20 states that strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for:

- a) Housing (including affordable housing), employment, retail, leisure and other commercial development.
- b) Infrastructure for transport, telecommunications, security, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat).
- c) Community facilities (such as health, education and cultural infrastructure).
- d) Conservation and enhancement of the natural, built and historic environment, including landscapes and green infrastructure, and planning measures to address climate change mitigation and adaptation.

With regard to transport, Paragraph 115 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 135 states that planning policies and decisions should ensure that developments;

- a) Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.
- b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping.
- c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- d) Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit.

- e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks.
- f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not determine the quality of life or community cohesion and resilience.

Following the adoption of the Places for Everyone Joint Plan (PfE) on 21 March 2024, the Council is now moving forward with a new Local Plan for Bury. The new Bury Local Plan will form part of a set of documents that will together form Bury's overall development plan. The development plan for Bury will ultimately comprise of:

The Bury Local Plan

The Places for Everyone Joint Development Plan (PfE)

The Greatest Manchester Joint Waste Plan, and

The Greater Manchester Joint Minerals Plan

The recently adopted PfE Plan was jointly prepared by nine Greater Manchester districts, including Bury. This plan establishes the strategic planning framework within which the nine districts will prepare Local Plans. Some major strategic decisions relating to Bury's future growth and development have already been made through the PfE Plan. For example, it identifies future needs for Housing and Employment floorspace, allocates strategic sites to help meet these needs and identifies a revised Green Belt boundary.

Relevant PfE Policies below have superseded Bury Local Plan Policies (not a comprehensive list):

JP-H1 Scale, distribution and Phasing of New Housing Development

JP-H3 Type, Size and Design of New Housing

Development across the plan area should seek to incorporate a range of dwelling types and sizes including for self-build and community led building projects to meet local needs and deliver more inclusive neighbourhoods.

Residential developments should provide an appropriate mix of dwelling types and sizes reflecting local plan policies, and having regard to masterplans, guidance and relevant local evidence.

Innovation in housing development will be supported where it is consistent with the principles of good design and contributes to local distinctiveness, including the use of modern methods of manufacturing that can help to improve the speed of delivery and increase building standards.

JP-P1 Sustainable Places

Key attributes that all development, wherever possible, should be consistent with:

1. Distinctive with a clear identity that:

- A. Conserves and enhances the natural environment, landscape features, historic environment and local history and culture.
- B. Respects and acknowledges the character and identity of the locality in terms of design, siting, size, scale and materials used.

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.

JP-S4 Flood Risk and the Water Environment

- 4. Expecting developments to manage surface water runoff through sustainable drainage systems and as close to source as possible.

ASSESSMENT OF DEVELOPMENT

The proposed development is to convert what are currently offices and storage rooms into one and two bedroom apartments. Due to the accessibility to travel via the means detailed above it means it is unnecessary to provide carparking as public transport is plentiful and readily available. However, there is a public carpark available adjacent to the property, as well as plentiful on street parking. The proposal has positive benefits to the area in contributing residential units to the towns housing supply.

SUMMARY AND CONCLUSIONS

The proposed living spaces meet (or exceed) all minimum space standards, as detailed in the submitted drawings. It has been detailed in this statement that the proposal represents an appropriate form of development given its location. Although the site itself offers no external area for enjoyment there are public spaces available such as parks etc to provide outdoor enjoyment within a short walk of the property. All negative material planning considerations have been addressed and the development has no negative impacts.

Given the above the local planning authority is respectfully requested to view the proposal favourably.