

DELEGATED REPORT

Report by Claire Booth	Date of report: 21/07/2026	Ref: 71874/FUL
Registration: 09/06/2025	LDfC: 01/07/2025	Expiry Date: 04/08/2025
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: COUS

Proposal: Change of Use from first floor Storage (B8) area to a Restaurant [E(b)] on the first floor (restaurant 02) , including: Two storey front extension to existing restaurant (Restaurant 01); Single-storey rear extension to form dedicated Bin Storage; replacement rear gate and installation of fire escape staircase at the rear

Location: Kashmir Superstore, 134 - 136 Rochdale Road, Bury, BL9 7BD

Description

The application site is located on the south side of Rochdale Road, Bury, opposite the cross roads junction with Heywood Road and Bond Street. The street running along the rear elevation and boundary of the application site is Kershaw Street.

The application site, Kashmir Superstore is located on the corner of Rochdale Road and Kershaw Street. The Kashmir Superstore occupies the former Wesleyan Methodist Church. The application site also includes an ancillary building attached to the east facing side of the former Church that is part single storey, part one and a half storey rendered addition, formerly part of the Church, that is in use as a restaurant (Use Class E).

The buildings front facade faces Rochdale Road. The rear of the site backs onto an access road, Kershaw Street, which facilitates deliveries, service access and fire escape routes.

The ground floor of the former Church building (134 Rochdale Road) is in use as a supermarket and its first floor area is used for storage. The ground floor frontage of the traditional Church building has been significantly altered by unsympathetic shop fronts and aluminium roller shutter boxes that have been inserted on, and placed upon, the Rochdale Road elevation of the building. The attached building, 136 Rochdale Road, is a two storey rendered commercial building which was last used as a restaurant on both floors.

The application site has a rear yard area located to the rear of the rendered part of the building. and runs along the eastern elevation of the traditional red brick building. It is accessed via Kershaw Street.

Planning permission is sought to change the use of the first floor of the Church area of the building from its storage use to a restaurant use, therefore to create an additional restaurant within the application site. Permission is also sought for a two storey front extension to the attached rendered lower part of the frontage; for a single storey rear extension; an external rear staircase to the rear of the rendered part of the building within the rear yard area, and for a gate to enclose the existing openly accessed rear yard area area. Within the rear yard area it is proposed to store refuse bins for both the restaurants. The proposal also seeks to provide a small 2m wide dropped kerb close to the rear access of the site, on Kershaw Street.

The site is located within the Rochdale Road Neighbourhood Centre, as allocated within the adopted Development Plan.

Relevant Planning History

66653 - Installation of D-Poster display (6m x 3m) to flank wall - Refused 26/04/2021

34552: Old Auction Rooms, 134 Rochdale Road, Bury
Single storey extension at side - Approved with Conditions, 15/09/1998

34147: 134B ROCHDALE ROAD BURY (FIRST FLOOR OVER AL MASOOD FOOD STORE)
CHANGE OF USE FROM SHOP (CLASS A1) TO AMUSEMENT CENTRE
Approved with Conditions, 02/07/1998

32999: AL MASOOD FOODSTORE (FORMER AUCTION ROOMS) ROCHDALE ROAD BURY
VARIATION OF CONDITION 3 OF PLANNING PERMISSION 31910/96 RESTRICTING RETAIL FLOORSPACE AVAILABLE TO CUSTOMERS BY THE SALES AREA USE OF THE FIRST FLOOR ABOVE EXISTING FOODSTORE
Approved with Conditions, 22/04/1997

32799: Former Auction Rooms, Rochdale Road, Bury
VARIATION OF CONDITION 2 OF PLANNING PERMISSION 31910/96
RESTRICTING HOURS OF OPENING OF FOODSTORE IN ORDER TO PERMIT OPENING FROM 0900 HRS TO 2100 HRS EVERY DAY
Approved, 13/03/1997

31910: THE OLD AUCTION ROOMS ROCHDALE ROAD BURY
CHANGE OF USE FROM AUCTION ROOMS TO RETAIL FOODSTORE (CLASS A1)
Approved with Conditions, 16/04/1996

Publicity

Letter sent to 18 neighbouring properties 10/06/2025

No representations have been received.

Statutory/Non-Statutory Consultations

Traffic Section - No objections, subject to the amended plans and a narrow dropped kerb be installed on Kershaw Street.

Waste Management - No objections to the amended proposals.

Environmental Health - Pollution Control - No objections based on the findings of the submitted Noise Assessment.

Public Health - No comments or observations received.

Pre-start Conditions - Agreed by agent.

Development Plan and Policies

S1/5	Neighbourhood Centres and Local Shops
S2/6	Food and Drink
EN1/2	Townscape and Built Design
EN7/2	Noise Pollution
JP-C1	Our Integrated Network
JP-C8	Transport Requirements of New Development
JP-C2	Digital Connectivity
JP-S2	Carbon and Energy
JP-P2	Heritage

NPPF National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

- The elimination of discrimination, harassment and victimisation;
- The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;
- The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Assessment

Principle of Development

The application site is sited within the Rochdale Road Neighbourhood Centre, as defined

within the adopted Development Plan.

The proposal seeks to add an additional restaurant within the building. As the site is within an allocated Neighbourhood Centre the proposal is acceptable in principle, in accordance with the requirements of UDP Policy S1/5: Neighbourhood Centres and Local Shops

Highway Safety

The proposals would result in the building as a whole having more covers/ customers.

The application site is on the Rochdale Road frontage on the corner of Heywood Street. Kershaw Street runs along the rear of the application site. The application site is within the allocated Neighbourhood Centre. The site abuts a Council Car Park accessed from Kershaw Street and some on-street parking exists along Kershaw Street and the rear elevation of the application site. In addition, due to its District Centre location, the majority of customers to the site are within walking distance of it. On this basis, Officers have no objections to the proposed intensification of use of this property.

Turning to the rear of the property, permission is sought for a single storey rear extension; an external rear staircase to the rear of the rendered part of the building, and for a gate to enclose the existing openly accessed rear yard area. The proposal also seeks to provide a small 2m wide dropped kerb close to the rear access of the site, on Kershaw Street. This would result in the loss of one on-street car parking bay. The Local Highway Authority has requested various amendments during the course of this application and subject to the latest amended plans, they raise no objections to the proposals subject to planning conditions securing the amended rear dropped kerb plans and making it clear vehicles should not enter or leave the application site. Such conditions are duly recommended. Accordingly the proposal accords with the parking and servicing provision requirement within UDP Policy S2/6.

Design, Layout and Visual Amenity

Permission is sought for a two storey front extension to the attached rendered lower part of the frontage; for a single storey rear extension; an external rear staircase to the rear of the rendered part of the building within the rear yard area, and for a gate to enclose the existing openly accessed rear yard area. Within the rear yard area it is proposed to store refuse bins for both the restaurants. The proposal also seeks to provide a small 2m wide dropped kerb close to the rear access of the site, on Kershaw Street.

The proposed two storey front extension would project from the recessed frontage by approximately 2.25m and would have a width of approximately 8m. Given this extension is proposed on a later addition to the former Church building, a non-designated heritage asset, such an extension would not cause demonstrable harm to the character and appearance of the non-designated heritage asset or to the visual amenity of the street scene. Subject to matching materials to the rendered frontage of no. 136 the proposed extension would integrate with the existing commercial streetscape

Turning to the proposals at the rear; it is proposed to install a raised external platform to create an external walkway and to install an escape staircase and safety rails to enable users of the proposed first floor restaurant to escape the building (no. 136 Rochdale Road) in the event of a fire.

The escape platform would provide space underneath to allow the refuse bins for both restaurants to be stored. The bins for the existing Supermarket will continue to be held under the covered external canopy projecting from the rear of the red brick former Church building but could also be stored under this canopy. The proposed development therefore provides a satisfactory layout in this respect.

The existing chimney stacks on both buildings are to be used to facilitate extraction. To improve the appearance of both buildings, a condition is recommended to ensure all

metalwork be black in colour. This condition will also apply to the front elevation of the application buildings which have been fitted with unauthorised silver coloured metal roller shutters. These improvements will improve the appearance of the proposals and the application building(s) itself which is on a section of Rochdale Road where the quality of development is limited. Subject to the recommended condition, the proposal would accord with the requirements of UDP Policy EN1/2 and PfE Policy JP-P2.

Impact on the amenity of nearby residents

UDP Policy S2/6: Food and Drink requires proposals to not cause harm to the amenity of nearby residents in terms of noise, smell, litter and opening hours.

Noise

To the rear of the application site are residential dwellings located on Kershaw Street which face the rear elevation of the application site. The nearest sensitive receivers (NSR) are therefore these residential dwellings directly south of the site/ opposite the rear elevation of the application site.

The proposed rear escape staircase and platform would not cause demonstrable harm to the amenity of the residents located on the opposite side of Kershaw Street.

The addition of the proposed raised escape platform and external steel staircase is to be sited at the rear of the rendered building and would be located between both 136 and 138 Rochdale Road. The proposed rear raised platform would only be used in cases of emergency and to facilitate any deliveries dropped off on Kershaw Street.

The noise assessment has concluded no affects from the 2 extract flues using Fan MUB/T 062 560 with silencer acoustica R02-4 -1500 (Mel). This should be used for the development and thus a planning condition is recommended that the development be carried out in accordance with the conclusions/ recommendations of the submitted Noise Report.

Smell/ Odour

One extraction flue already serves the existing ground floor restaurant. The other extraction flue is to utilise the existing chimney stack on the former Church building. This chimney stack far exceeds the height of neighbouring houses. On this basis, any fumes emanating from the proposed second restaurant would cause no harm to the amenity of nearby residential occupiers. In addition, the Council's Environmental Health team have raised no objections to the proposal.

Litter

As the proposal relates to an additional restaurant use, customers will be eating inside the building. Litter from customers should therefore be minimal.

Opening Hours

Having reserved the planning history for the application site, there is no record of any hour of use restrictions on the former auction rooms building. When the supermarket was approved the opening hours were restricted to open between 09:00 - 21:00 hours.

Residential dwellings and first floor apartment exist on the opposite side of Rochdale Road. These residential properties are within 35 metres of the site. All residential properties are located within the allocated District Centre or are in close proximity to the boundary of the defined District Centre.

Customers would enter and leave the proposed restaurant and the existing restaurant via the front door on to Rochdale Road. Provided the restaurants close by 11pm the proposal should not cause harm to the amenity of surrounding residents.

Subject to the recommended planning condition, the proposal would accord with UDP

policies EN7/2: Noise Pollution, S2/6 - Food and Drink and EN1/2(b) - Townscape and Built Design.

Carbon and Energy

PfE Policy JP-S2: Carbon and Energy requires new development to be net zero carbon in relation to the developments operational carbon emissions. Policy JP-S2 expects all new development to be net zero carbon. The expectation from the adoption of the PfE Development Plan is that net zero carbon should be achieved for regulated carbon emissions; from 2028 for all emissions in construction; and from 2025, development should also calculate and minimise carbon emissions from unregulated emissions.

The submitted Carbon and Energy Statement advises the development will incorporate the following energy-efficient measures:

- **Efficient Lighting:** Energy efficient LED lighting will be used throughout to minimize energy consumption. Occupancy sensor lights will be used in the toilet and store areas.
- **Mechanical Ventilation with Heat Recovery (MVHR):** An MVHR system will improve indoor air quality while reducing heating demand.
- **Efficient utilities:** Fridges / freezers used will achieve an A+ rating under the EU energy efficiency scheme, A rated dishwashers installed, Dual flush WC, Sensor taps in bathrooms.
- **High-efficiency Boilers:** The heating system will be designed to maximize efficiency and reduce emissions, with the layout specified in the plans.
- **Smart Controls:** Thermostatic and zonal heating controls will be installed to optimise energy use.

In order to reduce Carbon Emissions the submitted statement advises:

- **Local Materials:** Materials for the development will be sourced from local providers to reduce transport Carbon emissions.
- **Transportation Links:** Bury is well-served by public transportation, including bus stops within a 2-minute walk from the site, and Bury tram stop 15 minutes walk from the site. We will promote the use of public transport to both staff and customers.
- **Construction Waste Minimisation:** Efficient use of materials to minimize waste generated during construction. Skip/waste area will be identified for maximising the recycling of waste and separate skips/waste areas will be used to ensure that waste is segregated. All waste will be monitored, and reviews will be undertaken. All waste will be covered after being loaded
- **Operational waste management:** The site has the following provisions: General waste and segregated recycling bins within the development, the kitchens, staff rooms. A dedicated ventilated Recycling bins and Bin Store. Local authority collection waste from segregated bins provided.

The submitted Energy Statement therefore demonstrates that the proposed development at 134-136 Rochdale Road, Bury, BL9 7BD, meets the requirements of Policy JP-S2: Carbon and Energy of the Places for Everyone Joint Development Plan.

Digital Connectivity

PfE Policy JP-C2: Digital Connectivity requires all new development to have full fibre to premises connections, unless technical infeasible and/or unviable. This policy supports high quality digital infrastructure and requires new development to have full fibre to premises connections, operational internet connections and accessibility to network providers unless technically infeasible or unviable.

The application site is situated in an area with established broadband and mobile network coverage. Initial checks indicate the availability of fibre-optic services in the locality, with the potential for further enhancements to meet commercial needs. A Digital Connectivity supports this application which advises:

- The two restaurants would be equipped with dedicated fibre-to-the-premises (FTTP) connections to deliver high-speed internet for operational requirements such as online reservations, payment systems, and guest Wi-Fi
- The premises will ensure sufficient mobile signal coverage indoors, supported by necessary equipment if required, to enhance connectivity for staff and customers..
- Provisions will be made for scalability, such as additional ducting capacity for future technological upgrades, ensuring the premises remain adaptable to evolving digital needs.

This submitted statement demonstrates the commitment to providing state-of-the-art digital connectivity for the proposed development, ensuring compliance with Bury Council's digital infrastructure requirements laid out in of PfE Policy JP-C2.

Conclusion

The proposed development comprises the change of use of the existing first-floor storage area within the former church building to a restaurant use, together with a two-storey front extension, a single-storey rear extension, external escape staircase and platform, enclosure of the rear yard, provision of refuse storage facilities, and associated alterations including a dropped kerb on Kershaw Street.

The site is located within the Rochdale Road Neighbourhood Centre where restaurant and other commercial uses are supported in principle. The proposal would contribute to the vitality and viability of the centre through the continued and enhanced commercial use of the premises and is therefore considered acceptable in principle.

The Local Highway Authority has raised no objections to the amended scheme, subject to conditions, and it is considered that the proposal would not result in any unacceptable highway safety impacts. The scale, design and layout of the extensions and associated works are also considered acceptable and would not result in harm to the character and appearance of the street scene or to the significance of the former church building. Subject to the recommended conditions, including the treatment of external metalwork, the development would deliver a visual improvement to the site.

The proposal has also been assessed in terms of its impact on neighbouring residential amenity. Having regard to the relationship with nearby properties, the submitted Noise Assessment, and the consultation response from Environmental Health, it is concluded that the development would not give rise to unacceptable levels of noise, disturbance, overlooking or loss of amenity. Appropriate conditions are recommended to ensure the mitigation measures identified within the Noise Assessment are implemented.

The proposal has further demonstrated compliance with the requirements of Places for Everyone Policies Jo-So (Carbon and Energy) and Jo-Cc (Digital Connectivity), incorporating measures to improve energy efficiency, reduce carbon emissions and provide high-quality digital infrastructure.

Having regard to the Development Plan as a whole and all other material considerations, the proposal is considered to accord with the relevant policies of the adopted Places for Everyone Joint Development Plan and the saved policies of the Bury Unitary Development Plan. There are no material considerations that indicate planning permission should be withheld. Accordingly, the application is recommended for approval subject to the stated planning conditions.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised

sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

- 2 This permission relates to the following plans and documents:

Drawing no. PL-001 Rev C: Location Plan;
Drawing no. PL-002 Rev D: Block Proposed Plan;
Drawing no. PL-007 Rev E: Proposed GA Ground and First Floor Plan;
Drawing no. PL-008 Rev. A: Proposed GA Roof Floor Plan;
Drawing no. PL-009 Rev C: Proposed North & South Elevation;
Drawing no. PL-010: Proposed East & West Elevation;
Drawing no. PL-011 Rev C; Replacement Gate & Fire Escape Stair;
Drawing no. PL-013: Proposed Elevation;
Document ref. Digital Connectivity Statement - 1st Issue, dated 06 March 2025; and,
Document ref. Carbon and Energy Statement - 1st Issue, dated 06 March 2025.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason. For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the Bury Unitary Development Plan, the Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 3 Notwithstanding any description of materials in the application and the requirements of condition no. 2 [Approved Plans] of this permission, no above ground works shall take place until samples or full details of all materials to be used on the external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. The development shall thereafter be implemented in accordance with the duly approved materials.

Reason To ensure use of appropriate materials which are sympathetic to the character of the application building, a non-designated heritage asset, surrounding buildings and the street scene in the interests of visual amenity in accordance with the requirements of Policy EN1/2: Townscape and Built Design of the Bury Unitary Development Plan, Policy JP-P1: Sustainable Places of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 4 Notwithstanding the details indicated on the approved plans, a scheme of white lining/hatching and associated alterations to the existing on-carriageway lay-by on Kershaw Street and a scope and specification of the dropped footway identified on Drawing nos PL02 Rev. D. and PL_08 Rev. C shall be submitted to and approved in writing by the Local Planning Authority.

The development shall be carried out in accordance with the approved details and the use hereby approved shall not commence until the dropped footway and crossing for refuse collection have been implemented.

Reason. In the interests of highway safety and to maintain the integrity of the adopted highway, in accordance with Policies EN1/2: Townscape and Built Design of the Bury Unitary Development Plan and Policy JP-C5: Streets for All of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 5 There shall be no direct means of vehicular access between the site and Kershaw Street.

Reason. In the interests of highway safety and to maintain the integrity of the adopted highway, in accordance with Policies EN1/2: Townscape and Built Design of the Bury Unitary Development Plan and Policy JP-C5: Streets for All of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 6 Within one month of their installation on site, and unless alternative details have first been submitted to and approved in writing by the Local Planning Authority, the steel staircase, railings, roller shutters and flues hereby approved shall be colour treated matt black, and shall be maintained as such thereafter.

Reason: To ensure an appropriate finish which is sympathetic to the character of the site and its surroundings in the interests of improving the appearance of the application site and building, a non-designated heritage asset, within the street scene, in accordance with the requirements of Policy EN1/2: Townscape and Built Design of the Bury Unitary Development Plan, Policies JP- P1: Sustainable Places and JP-P2: Heritage of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 7 Prior to use/ occupation of the approved second restaurant, all existing roller shutters on the building shall be colour treated matt black and shall be maintained as such thereafter.

Reason. To ensure an appropriate finish which is sympathetic to the character of the site and its surroundings in the interests of improving the appearance of the application site and building, a non-designated heritage asset, within the street scene, in accordance with the requirements of Policy EN1/2: Townscape and Built Design of the Bury Unitary Development Plan, Policies JP- P1: Sustainable Places and JP-P2: Heritage of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 8 The pedestrian and bin storage/refuse collection access arrangements indicated on the approved plans shall be implemented to the satisfaction of the Local Planning Authority prior to any use of the first floor of the building commencing.

Reason. In the interests of highway safety and to maintain the integrity of the adopted highway, in accordance with Policies EN1/2: Townscape and Built Design of the Bury Unitary Development Plan and Policy JP-C5: Streets for All of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 9 The approved dropped kerb works on Kershaw Street shall be completed in accordance with the approved plans prior to the first use of the development and retained thereafter.

Reason. To ensure 1100 litre waste storage bins can be safely collected, in the interests of good design and the safety of waste collection teams, in accordance with the requirements of the National Planning Policy Framework, the National Design Guide and Policy JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan

- 10 The noise attenuation measures for the extraction facilities within the existing chimney stacks identified in section 6 of the Noise Impact Assessment by Braiden Acoustics Ltd (report reference 11051revA, dated 06 March 2025) shall be implemented in accordance with the details in the report before the use of the additional restaurant (Restaurant 2) is first brought into use. The duly implemented attenuation measures shall be retained as such thereafter.

Reason. To ensure the implementation of appropriate noise attenuation measures in the interests of safeguarding the amenity of neighbouring residential occupiers, in accordance with Policy EN1/2: Townscape and Built Design and EN7/2: Noise Pollution of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 11 The uses hereby permitted (Restaurants 1 and 2) shall not be open to customers outside the following times: 08.00 to 23.00 Monday to Saturday and between 09:00 hours and 22:00 hours on Sundays.

Reason. To limit the potential for noise generation during unsocial hours and to prevent nuisance arising in order to safeguard the amenity of the occupiers of surrounding residential properties in accordance with the requirements of Policies S2/5 – New Local Shopping Provision Outside Recognised Shopping Centres and S2/6 – Food and Drink of the Bury Unitary Development Plan and the National Planning Policy Framework.

<u>Case Officer</u> CB	<u>Date</u> 21/07/2026	<u>Sign off Officer</u> DM 21/7/26	<u>Date</u>
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