

common practice

86 Princess Street
Manchester M1 6NG

hello@commonpractice.studio
0161 531 1471

additional supporting information

Site Address

13-15 Broad Street,
Bury
BL9 0DA

Client details

EdStart Specialist Education Limited
5 Gerald Rd
Salford M6 6DW

Issue date

14.05.2026

1. introduction

- 1.1. This statement has been prepared on behalf of *EdStart Specialist Education Limited* in support of a planning application relating to 13–15 Broad Street, Bury. The application seeks retrospective consent for the continued use of parts of the building as an alternative provision education facility, following the expansion of the existing educational use into areas previously retained as offices.
- 1.2. The document has been prepared to provide a proportionate assessment of the proposals in relation to heritage, sustainability and digital connectivity matters, reflecting the requirements of the adopted *Places for Everyone* joint development plan and the limited scope of the proposed development.
- 1.3. The application site lies within the Bury Town Centre Conservation Area and within the setting of the Grade II listed former Bury School of Arts and Crafts building, now occupied as the Headquarters (North) of the Royal Regiment of Fusiliers. The principal entrance to the listed building sits directly opposite the application site on Broad Street.
- 1.4. The proposals do not involve any external alterations to the building. No changes are proposed to the elevations, roofscape, materials, fenestration, architectural detailing, scale or massing of the property. The application instead relates solely to the regularisation of the existing educational use within the building.
- 1.5. The level of detail contained within this statement has therefore been prepared proportionately, in accordance with the National Planning Policy Framework, which requires that assessment should be no more than is necessary to understand the potential impact of proposals on the significance of heritage assets.

2. context

- 2.1. The application site comprises a terrace of traditional Edwardian commercial properties located along Broad Street within Bury town centre. The buildings form part of the established historic grain of the street and contribute to the continuity of the commercial frontage linking Market Street, Silver Street and the wider town centre core.
- 2.2. The surrounding townscape is characterised by a varied mix of civic, commercial and institutional buildings reflecting the historic development of Bury during the nineteenth and early twentieth centuries.
- 2.3. The Bury Town Centre Conservation Area Appraisal identifies the conservation area as deriving its significance from the survival of the historic town centre, the concentration of historic buildings and the coherence of the wider urban form and commercial streetscape. Broad Street forms part of this historic network of streets and contributes positively to the character and appearance of the conservation area through its active frontage and consistent enclosure.
- 2.4. Directly opposite the application site is the Grade II listed former Bury School of Arts and Crafts building. Constructed in 1893 to designs by Borough Engineer Joshua Cartwright, the building is listed for its architectural and historic significance as a prominent civic structure designed in a Free Renaissance style. Its significance derives from both its architectural composition and its historic educational and civic function.
- 2.5. The setting of the listed building includes Broad Street and the surrounding townscape from which the building is approached and experienced. The application site therefore forms part of the wider urban context of the listed building, albeit without a direct architectural relationship.

3. proposals

- 3.1. Planning permission was previously granted in 2018 (Ref: 62839) for the use of part of the building as an alternative provision education facility, with areas of the upper floors retained in office use.
- 3.2. The current application seeks retrospective consent for the continued educational use of the remaining areas of the building following the expansion of EdStart's operations into those spaces from September 2024 onwards.
- 3.3. No external alterations are proposed as part of the application. There are no proposed changes to the elevations, shopfronts, roofscape, materials or architectural detailing of the building, nor are there any extensions or changes to the scale or massing of the site.



FIG.01: APPLICATION SITE ON NORTH SIDE OF BROAD STREET (LOOKING WEST).

- 3.4. The proposals therefore relate solely to the regularisation of the building's current use as an educational facility.

4. policy context

- 4.1. Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 require decision-makers to give special regard to the desirability of preserving listed buildings and their settings, and special attention to the desirability of preserving or enhancing the character or appearance of conservation areas.
- 4.2. At a national level, the National Planning Policy Framework identifies heritage assets as an irreplaceable resource and requires proposals affecting them to be assessed in a manner proportionate to their significance.
- 4.3. At the local level, the Places for Everyone Joint Development Plan was adopted on 21 March 2024 and now forms part of the statutory development plan for Bury. The policies of the Plan are therefore material to the assessment of this application.
- 4.4. Policy JP-P7 (Historic Environment) seeks to ensure that heritage assets and their settings are conserved in a manner appropriate to their significance, whilst supporting sustainable and viable uses for historic buildings and town centres.
- 4.5. The Bury Town Centre Conservation Area Appraisal further recognises the importance of maintaining active uses within the town centre and identifies vacancy and underuse as pressures that can erode the vitality and character of the conservation area.

5. heritage statement

Assessment of Significance

- 5.1. The Bury Town Centre Conservation Area is significant for the survival of Bury's historic commercial and civic core, reflecting the town's development during the industrial period. Its significance derives not only from individual listed buildings, but also from the collective relationship between streets, frontages and public spaces that together create a coherent urban environment.
- 5.2. The application building contributes positively, albeit modestly, to this character through its role as part of the established Broad Street frontage and the continuity of the traditional townscape.
- 5.3. The Grade II listed former Bury School of Arts and Crafts building is of considerably greater architectural significance. Historic England identifies the building as an accomplished and well-preserved former technical school with strong civic presence and high-quality architectural detailing.



FIG.02: GRADE II LISTED FORMER BURY SCHOOL OF ARTS AND CRAFTS.

- 5.4. Its setting includes the surrounding street network and neighbouring frontages that frame views towards its principal entrance. However, its significance is derived principally from its own architectural quality and civic presence rather than from any direct architectural relationship with the application site.

Impact Assessment

- 5.5. The proposals are limited entirely to the continued use of the building as an educational facility. No physical alterations are proposed to the building or wider site.
- 5.6. As a consequence, the proposals will preserve the existing character and appearance of the Bury Town Centre Conservation Area. The established street frontage, architectural rhythm and wider townscape composition of Broad Street will remain unchanged.
- 5.7. Similarly, the proposals will preserve the setting of the Grade II listed former School of Arts and Crafts building. There will be no alteration to views, spatial relationships, enclosure, material character or townscape composition within its setting.
- 5.8. The continued active occupation of the building nevertheless represents a positive outcome in wider townscape terms. The Conservation Area Appraisal identifies vacancy and underuse as pressures affecting the vitality of the town centre, and the continued occupation and maintenance of the property therefore contributes positively to the ongoing activity and stewardship of Broad Street.

Heritage Conclusion

- 5.9. The proposals give rise to no harm to the significance of either the Bury Town Centre Conservation Area or the nearby Grade II listed former Bury School of Arts and Crafts building.
- 5.10. The development preserves both the character and appearance of the conservation area and the setting of the listed building, in accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework, and Policy JP-P7 of the adopted Places for Everyone Joint Development Plan.

6. carbon and energy statement

(Policy JP-S2: Carbon and Energy)

- 6.1. Policy JP-S2 of the adopted Places for Everyone Joint Development Plan seeks to minimise energy demand and improve energy efficiency across new development.
- 6.2. The current application relates solely to the retrospective regularisation of an existing educational use within an existing building. No extensions, external alterations, or substantive physical works are proposed as part of the development.
- 6.3. As no operational development is proposed, the application does not materially alter the building's existing energy demand profile, built fabric, servicing arrangements or operational characteristics.
- 6.4. The continued reuse and occupation of an existing town centre building inherently supports sustainable development principles through the retention and ongoing use of existing building stock and embedded carbon.
- 6.5. The building will continue to operate in accordance with applicable statutory requirements, including relevant Building Regulations where future works trigger compliance.

Carbon and Energy Conclusion

- 6.6. Given the limited scope of the proposals and absence of material operational development, the application is considered to comply with the intent and objectives of Policy JP-S2 in a proportionate manner.

7. digital connectivity statement

(Policy JP-C2: Digital Connectivity)

- 7.1. Policy JP-C2 of the Places for Everyone Joint Development Plan requires development to support the provision of high-quality digital infrastructure and connectivity where practicable.
- 7.2. The application site is located within Bury town centre in an established urban area with access to existing telecommunications and digital infrastructure networks.
- 7.3. The proposals do not include operational development or physical alterations that would affect existing digital infrastructure provision. The educational use currently benefits from broadband and telecommunications connections necessary to support day-to-day operations, staff requirements and student learning.
- 7.4. Given the retrospective nature of the application and the absence of substantive physical works, no additional digital infrastructure is required to facilitate the proposed development. Nevertheless, the continued use of the building will maintain operational internet connectivity and ongoing access to network providers.

Digital Connectivity Conclusion

- 7.5. The proposals are considered to comply with the objectives and requirements of Policy JP-C2 of the adopted Places for Everyone Joint Development Plan.

8. overall conclusion

- 8.1. The application relates to the continued educational use of an existing town centre building within the Bury Town Centre Conservation Area and within the setting of the Grade II listed former Bury School of Arts and Crafts building.
- 8.2. The proposals do not involve any external alterations or changes to the physical character of the site and therefore give rise to no harm to the significance of surrounding heritage assets.
- 8.3. The continued active use and occupation of the building supports the vitality and ongoing stewardship of Bury town centre whilst remaining compatible with the established commercial and civic character of Broad Street.
- 8.4. The proposals are therefore considered to comply with the statutory duty, the National Planning Policy Framework, and the relevant policies of the adopted Places for Everyone Joint Development Plan.