

PLANNING STATEMENT - Foundry Street, Bury

The proposal is to convert the existing commercial building into 3 no. commercial units (Use Class E).

Unit 1 - 142 sq.m. UPVC window showroom.

Unit 2 - 68 sq.m. Nail Salon.

Unit 3 - 79 sq.m. Kitchen for adjacent shop.

Each unit will have it's own entrance and WC facilities.

There will be no additions (extensions) to the existing building, the conversion will be solely within the existing footprint.

New signage is proposed for each individual unit.

The proposal includes rear servicing and deliveries and bin store.

The external walls will remain brick as existing. The roof will be replaced with new mild steel roof cladding similar to existing.

No marketing was undertaken in the purchase of the property it was a private agreement between buyer and seller.

Digital Connectivity

The proposal will enable the roll-out of latest generation mobile technology (currently 5G) and receive full fibre connection.

It will also incorporate multiple ducting compliant with telecom standards to facilitate future-proof gigabit capable network connections and facilitate the provision of free, secure, high speed public wi-fi connections.

Carbon & Energy

The current building has no insulation within the external walls, roof or floor. The proposal is for a full thermal upgrade (through installation of PIR insulation boards) of the external walls, roof and floor in order to reduce energy and carbon emissions and retain heat within the building.