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

29 January 2026

Dear Sir/Madam

Re: Application for Full Planning Permission (Plant Equipment) and Advertisement Consent (New Signage) at UA Bell Lane, Bury, BL9 6HH.

Places for Everyone (PfE) Policy JP-S2 (Carbon and Energy) and JP-C2 (Digital Connectivity) Compliance Statement for the Application for Full Planning Permission (Plant Equipment) and Advertisement Consent (New Signage) at UA Bell Lane, Bury, BL9 6HH.

I would be grateful if you could take into consideration the contents of this statement in the determination of both the full planning and advertisement consent applications (ref: 72666 and 72665).

Introduction

This statement has been prepared in support of the planning application for the installation of plant equipment and advertisement consent at UA Bell Lane, Bury, BL9 6HH.

The proposal comprises of advertisement consent for two new fascia signs to the proposed shopfront and side elevation as well as one projecting sign to the proposed shopfront. The application also seeks permission for the installation of two new a/c units and extract grille to the rear of the building.

This work comprises of minor external works only and does not involve the creation of new floorspace, new building, or any alteration to the existing envelope of internal layout.

Policy JP-S2: Carbon and Energy

Policy JP-S2 seeks to deliver a carbon neutral Greater Manchester no later than 2038, with a dramatic reduction in greenhouse gas emissions. This will be supported by a range of measures including:

1. Promoting the retrofitting of existing buildings with measures to improve energy efficiency and generate renewable and low carbon energy;
2. Promoting the use of life cycle cost and carbon assessments tools to ensure the long term impacts from development can be captured;
3. Taking a positive approach to renewable and low carbon energy schemes, particularly schemes that are led by or meet the needs of local communities.

The proposed development does not involve the construction of a new building or any increase in internal floorspace. The works comprise minor external alterations, including the installation of two new fascia signs to the proposed shopfront and side elevation as well as one projecting sign to the proposed shopfront. The application also seeks permission for the installation of two new a/c units and extract grille to the rear of the building.

The proposed works do not result in any material increase in operational energy demand, nor do they give rise to any substantive changes to the building's overall energy performance.

Given the limited scale and ancillary nature of the works, the proposal does not warrant the submission of a standalone energy statement and is considered compliant with Policy JP-S2.

Policy JP-C2: Digital Connectivity

Policy JP-C2 supports the provision of affordable, high quality, digital infrastructure that will enable the roll out of latest generation mobile technology and full fibre to the premises. It also requires all new development to have full fibre to premises connections therefore facilitating the provision of free, secure, high speed public wi-fi connections particularly in the most frequented areas.

The proposal does not constitute “new development” for the purposes of this policy, as it does not create a new unit, building, or floorspace, nor does it involve any operational development requiring new digital infrastructure.

The existing premises are already served by operational digital connectivity, and no works are proposed that would affect or require changes to existing network provision.

Accordingly, Policy JP-C2 is not applicable to the proposed development, and the proposal is compliant with the policy.

Conclusion

Based on the above and enclosed, it is respectfully requested that planning permission and advertisement consent are forthcoming.

Should you have any queries regarding the attached or enclosed, please do not hesitate to contact Abbie Larter at abbie@jmsplanning.com or on 07510575207.

Yours faithfully



Abbie Larter
JMS Planning & Development
Encs