

**RETAIL UNIT**  
**9 BOLTON STREET, BURY BL9 0EY, APPLICATION NO, 71821**

## **PLANNING STATEMENT**

A Heritage Statement was submitted with the planning application. The Development Management Team has now requested a statement justifying the proposal in the context of relevant national and local planning policy.

### **National Planning Policy Framework**

The latest version of the NPPF was issued in December 2024. There is a presumption in favour of sustainable development in accordance with the development (see below) unless material considerations indicate otherwise (para 48).

Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through use of conditions (para 56) but conditions should be kept to a minimum (para 57).

Planning decisions should help create conditions in which businesses can invest, expand and adapt to build a strong, competitive economy (para 85).

Planning decisions should support the role that town centres play at the heart of local communities (para 90).

The property is in the main town centre and there is no requirement to apply a “sequential test” to determine whether the proposal is acceptable (para 91)

Good design is a key aspect of sustainable development (para 131). Planning decisions should ensure that developments function well and add to the overall quality of the area; are visually attractive; and sympathetic to local character and history (para 135).

A Heritage Statement, as specified by the NPPF, has already been submitted (para 207) In determining applications local planning authorities should take account of the desirability of new development making a positive contribution to local character and distinctiveness (para 210c). Local planning authorities need to consider the impact of a proposed development on the significance of a heritage asset (para 212). It is contended that there will be no harm to the character and historic significance of the Conservation Area.

The proposal is in accordance with the guidance of the National Planning Policy Framework.

### **Bury Unitary Development Plan**

The UDP was adopted as long ago as August 1997 but policies are still relevant.

The site is within Bury Town Centre in a secondary shopping area and frontage Objectives of the UDP include the maintenance and enhancement of the viability and vitality of established shopping centres.

#### *Policy S1/1 –Shopping in Bury Town Centre*

The council will seek to protect, maintain and enhance the role of Bury Town Centre.....through the development of additional comparison shopping floor space.....and speciality shopping.

#### *Policy S2/3 – Secondary Shopping Area and Frontages*

Within secondary shopping areas.....the Council will seek to maintain retailing (Class A1) as the predominant use at ground floor level. Proposals will be assessed on their merits and by taking into account factors that include the design and appearance of the proposed frontage; the provision of a ground floor window<sup>u</sup> display; and access for the mobility impaired.

#### *EN2/2 – Conservation Area Control*

Development within a Conservation Area will only be acceptable if it preserves or enhances the special character or appearance of the area.

The proposed development is in accordance with the policies of Bury Unitary Development Plan

## **Town and Country Planning Use Classes Order**

Class A1 no longer exists. There have been various amendments to the Use Classes Order since 1997. The current Class E includes a shop (other than for the sale of hot food); financial and professional services; and an office.

## **Places for Everyone Joint Development Plan**

The PfE is a development plan for nine Greater Manchester districts including Bury.

### *Policy JP – P2; Heritage*

Heritage assets should be preserved and enhanced in accordance with national planning policy and Local Plans

### *Policy JP – Strat12: Main Town Centres*

The role of main town centres as local economic drivers will continue to be developed, providing the primary focus for office, retail, leisure and cultural activity. Development will be carefully managed to protect and enhance natural and historic assets in the town centres.

### *Policy JP – P4; New Retail and Leisure Uses in Town Centres*

Bury is identified as a main town centre.

### *Policy JP – S2: Carbon and Energy*

The construction of the building will meet or exceed the requirements of Part L of the Building Regulations, 2022.

An electric vehicle charging point will be installed.

### *Policy JP – C2: Digital Connectivity*

A full fibre wifi connection will be installed to allow any future occupier instant access.

There will be level access to the unit with doors wide enough for wheelchair users

The development is in accordance with the policies of Places for Everyone.