

DELEGATED REPORT

Report by Charlotte Orrell	Date of report: 15/09/2026	Ref: 73508/FUL
Registration: 17/08/2026	LDFC: 08/09/2026	Expiry Date: 12/10/2026
Site Visit: 01/09/2026	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area:	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: COUS

Proposal: Amendment to shop front

Location: 21-23 Central Street, Bury, BL9 0JN

Description

The proposal relates to an existing ground floor commercial unit on the north side of Central Street in Bury Town Centre. The site is located within an area designated as the Main Shopping Area of Bury Town Centre. It is therefore surrounded by similar commercial units.

Superdrug is the tenant of the existing B9-B10 Unit on Central Street in Bury Town Centre. Superdrug has no acquired Unit B11 and the proposal is therefore to amend the shop front. As the existing use class of Unit B11 is Class E (formerly Starbucks), the extension of Superdrug into this unit does not require planning permission.

The amended shop front would mean a doorway at Unit B10 would be removed and the front of the shop would be completely glazed in replacement. Also proposed are amendments to Unit B11 including a new aluminium frame shopfront and double door. The new shop front to Unit B11 would match that of Unit B9 as existing.

The dimensions of the proposed glazing to Unit B10 would be 6.6m x approximately 4.1m. The proposed doorway of Unit B11 would be 2.1m wide and 2.8m in height.

Relevant Planning History

73509 - 1 no new fascia sign to shopfront and 2 no new projecting signs - Approve with Conditions

00556/E - Signage

01356/E - Proposed ATMs (Two Sites)

00249/E - EIA Scoping Opinion

51247 - AMENDED SCHEME RELATING TO BLOCK B (APPROVED UNDER 48384) FOR MIXED USE DEVELOPMENT COMPRISING RETAIL 6126 M2 RETAIL FLOOR SPACE; 295 RESIDENTIAL APARTMENTS (CLASS C3); ASSOCIATED SERVICING AND ACCESS ARRANGEMENTS; AMENDED ELEVATIONS - Approve with Conditions 18.11.2009

51912 - VARIOUS ILLUMINATED AND NON-ILLUMINATED SIGNS TO NEW SHOPPING CENTRE DEVELOPMENT; 4 X FREE STANDING DIRECTIONAL POST SIGNS; 3 X FREE STANDING MAP MONOLITH SIGNS; 1 FREE STANDING TOTEM SIGN - Approve with Conditions 16.12.2009

52766 - Application for non-material amendment following grant of planning permission 48384 for revisions to landscaping - Approve 20.09.2010

52765 - Application for non-material amendment following grant of planning permission 48384 for revisions to Block E north, south, east and west facades - Approve 16.07.2010

52607 - New Shop Front - Approve with Conditions 30.06.2010

53182 - Internally illuminated individual letters - Refused

53081 - 2 No. internally illuminated fascia signs; 1 No. internally illuminated projecting sign (retrospective) - Approve with Conditions 04.10.2010

52608 - 4 No. internally illuminated fascia signs; 1 No. internally illuminated projecting sign - Approve with Conditions 09.07.2010
52819 - Application for non-material amendment following grant of planning permission 48384 for revisions to specified floor spaces (scheme wide) and 51247 - Approve 20.09.2010

Publicity

5 neighbouring properties were consulted on 18.08.2026. No comments or observations have been received.

Statutory/Non-Statutory Consultations

Traffic Section - did not wish to restrict the granting of planning permission

Pre-start Conditions - Not relevant

Development Plan and Policies

NPPF	National Planning Policy Framework
PfE	Places for Everyone
TC3	Bury Town Centre
S1/1	Shopping in Bury Town Centre
S3/1	New Retail Dev Opportunities Within or Adj Town Centres

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.

Visual Amenity

The proposed amendment to Unit B11 would be similar to that existing at Unit B9, with the incorporation of glazing a set of double doors. It is considered therefore that the proposed would appear consistent with the existing units and street scene.

The amendment to Unit B10 would be entirely glazed. Within the Rock Design Code, it states that proposals should make full use of the tall openings where possible, and also that glazing elements and powder coated glazing systems are permitted. Given the proposed introduces these elements, this is considered acceptable.

Residential Amenity

SPD 6 provides guidance on aspect standards between developments and residential dwellings.

The nearest residential dwellings are sited above the application property. Given this, the amendment to the shop front would not impact residential neighbours. There are no residential neighbours opposite the application property.

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

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. 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 decision relates to drawings numbered CPS 26 115 001-1 Rev L2 and CPS 26 115 504 PL and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for

DELEGATED REPORT

Everyone Joint Development Plan listed.

- 3 The external finishing materials for the proposal hereby approved shall match those detailed in Plan Number CPS 26 115 504 PL
Reason. In the interests of visual amenity and to ensure a satisfactory development pursuant to Policy EN1/2 - Townscape and Built Design of Bury Unitary Development Plan.

<u>Case Officer</u> CO 15.09.2026	<u>Date</u>	<u>Sign off Officer</u> DM 18/09/2026	<u>Date</u>
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