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PLANNING STATEMENT

**71 The Rock, Bury,
BL9 0NB**

March 2024

Contents

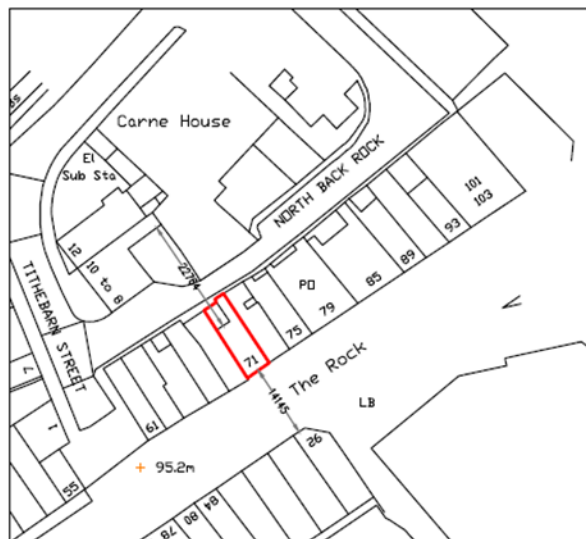
Section	Page
1. Introduction	3
2. Site Location	4
3. Application Proposals	6
4. Planning History	7
5. Relevant Planning Policy	8
6. Planning Assessment	12
7. Summary and Conclusions	14

1. Introduction

- 1.1 This statement has been prepared to support a planning application for the change of use of the first, second and third floors of 71 The Rock to 1no. self-contained flat (Use Class C3).
- 1.2 This Statement addresses the relevant planning considerations and in particular the case for development at the site. It considers the proposals in light of national and local planning policy and assesses the scheme's compatibility in planning policy terms.
- 1.3 The application site is within a highly sustainable location, within the urban and is a wholly suitable location for new housing.
- 1.4 The proposals are compliant with both local and national planning policy, as this statement sets out.

2. Site Location

2.1 The site lies within the Inner Urban Boundary of Bury and within Bury Town Centre.



2.2 The building has a commercial use at ground floor, currently being refurbished, and is located within a row of other shops and businesses.



2.3 There is an access at the rear which will provide access to the upper floors.



2.4 The extract below from Bury Council's Interactive Map shows that the application site is located within the Main Shopping Area of Bury Town Centre and in the defined Secondary Shopping Area. The Main Shopping Area is located to the south of the application site.



3. Application Proposals

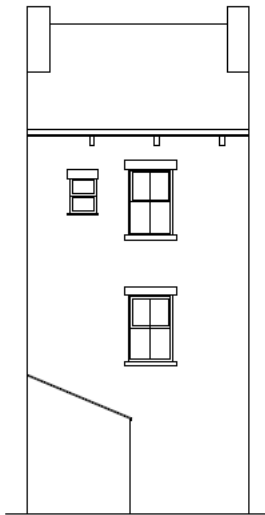
3.1 This statement supports a planning application which proposes the change of use of the first, second and third floors of 71 The Rock to 1no. self-contained flat.

3.2 The proposals will create 1no. 3 bed flat.

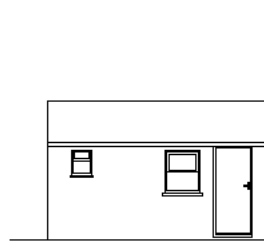
3.3 No external elevations are proposed.



EXISTING FRONT ELEVATION



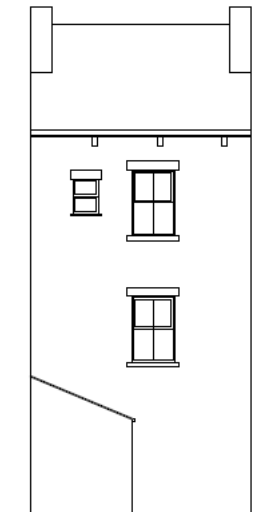
EXISTING REAR ELEVATION



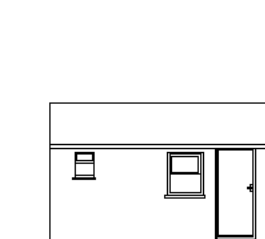
EXISTING SIDE ELEVATION



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

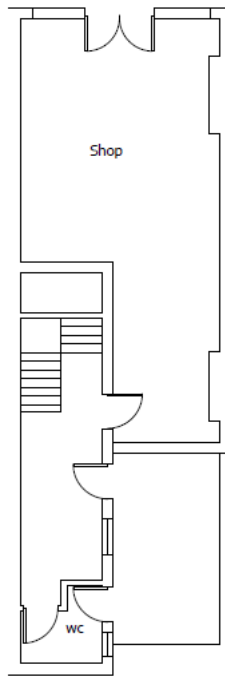


PROPOSED SIDE ELEVATION

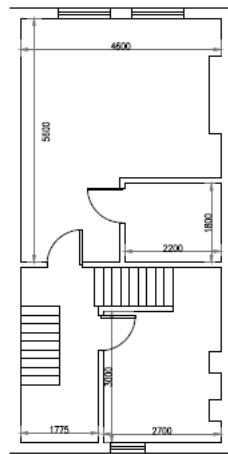
3.4 Bin storage will be contained within the rear yard.

3.5 The internal layout consists as follows:

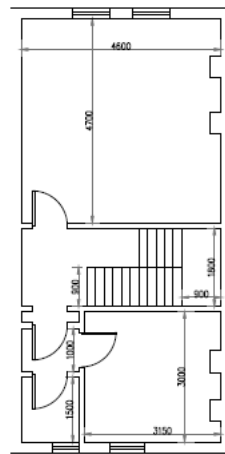
- First Floor – Lounge and Kitchen;
- Second Floor – 2no. bedrooms and 1no. bathroom; and
- Third Floor – 1 bedroom and a storage room.



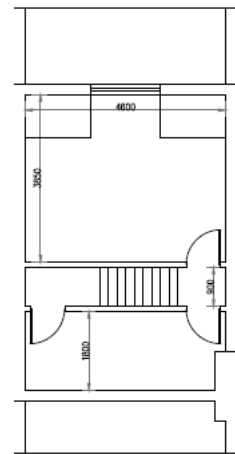
EXISTING GROUND FLOOR



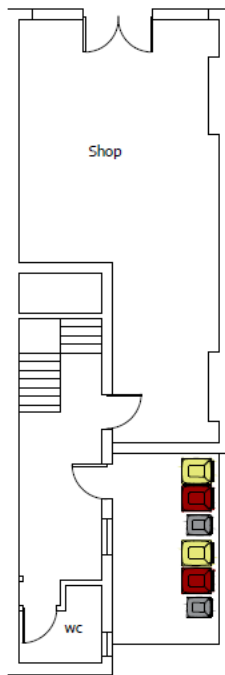
EXISTING FIRST FLOOR



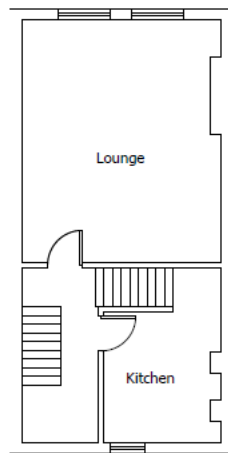
EXISTING SECOND FLOOR



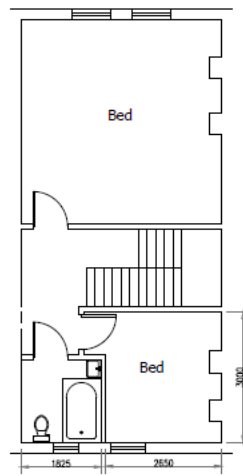
EXISTING THIRD FLOOR



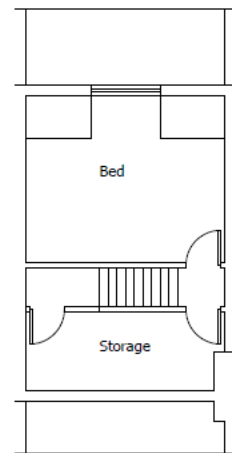
PROPOSED GROUND FLOOR



PROPOSED FIRST FLOOR



PROPOSED SECOND FLOOR



PROPOSED THIRD FLOOR

4. Planning History

4.1 Following a review of Bury Council's online planning database, the following planning history is associated with the application site:

Application Ref	Description of Development	Decision	Date
43484	Goods lift shaft to rear	Approved with conditions	10/11/2004
37447/01	Installation of roller shutters to shop front	Approved with conditions	17/05/2001

5. Relevant Planning Policy

5.1 Planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this case, the Development Plan comprises the:

- Bury Unitary Development Plan adopted in August 1997 [the UDP];
- Greater Manchester Joint Waste DPD adopted in 2012; and,
- Greater Manchester Joint Minerals DPD adopted in 2013.

5.2 A revised version of the NPPF was published in December 2023. It is a material consideration in the determination of planning applications, particularly where policies contained therein conflict with or supersede parts of the Development Plan.

Bury Unitary Development Plan (UDP)

5.3 The Bury UDP was adopted by the Council on 29th August 1997. The relevant policies are as follows:

- **H1/2 (Further Housing Development)** sets out criteria for assessing proposals for housing development which is not identified on the Proposals Map.
- **H2/1 (The Form of New Residential Development)** is a general design policy that requires good designs in new residential developments and that local character is not adversely affected by new developments. Criteria includes:
 - The height and roof type of adjacent buildings;
 - the impact of developments on residential amenity;
 - the density and character of the surrounding area;
 - the position and proximity of neighbouring properties; and
 - the materials to be used in proposed developments, especially their colour and texture.
- **H2/2 (The Layout of New Residential Development)** is a general design policy that requires good designs in new residential developments and that local character is not adversely affected by new developments.
EN1/1 Visual Amenity
- **EN1/2 (Townscape and Built Design)** states that the Council will give favourable consideration to proposals which do not have an unacceptable adverse effect on the particular character and townscape of the Borough's towns, villages and other settlements and sets out a number of factors that will be considered with the aim of ensuring that development is acceptable.
- **EN7 (Pollution Control)** states that the Council will seek to control environmental nuisance and minimise pollution levels associated with development by limiting the environmental impact of pollution, wherever possible, in conformity with current legislation and prescribed standards.

- **HT2/4 (Car Parking and New Development)** requires all applications for development to make adequate provision for their car parking and servicing requirements in accordance with the Council's car parking standards.
- **HT4 (New Development)** requires new development to make use of public transport or spare capacity in the existing highway network, provided that this is also in accordance with other policies of the Plan.
- **S1/1 (Shopping in Bury Town Centre)** states that the Council will protect, maintain and enhance the role of Bury Town Centre as a sub-regional shopping centre and promote the centre as a focal point for further development.
- **S2/3 (Secondary Shopping Areas and Frontages)** states that within secondary shopping areas identified in the Borough's town centres, and in the main shopping areas of district centres, the Council will seek to maintain retailing (Class A1) as the predominant land use at ground floor level.
- **TC2/1 (Upper Floors)** states that within the town centres the Council will support proposals which bring underused and vacant space on upper floors of premises into beneficial use.

5.4 The Council has adopted a number of Supplementary Planning Documents, those of relevance are as follows:

- **SPD11 (Parking Standards in Bury)**
SPD11 expands upon parking policies contained within the Bury UDP and in other relevant planning guidance.
- **SPD16 (Design and Layout of New Development in Bury)**
SPD provides design guidance for all types of development across the Borough's urban and rural settlements. It should be taken into consideration when designing individual and groups of buildings as well as the extension and refurbishment of existing buildings. The SPD also provides advice on the design quality of soft and hard landscaped areas and all aspects of support infrastructure such as roads, footways, parking and amenity spaces.

National Planning Policy

National Planning Policy Framework

5.5 A revised NPPF was published in December 2023. It states that the "*purpose of the planning system is to contribute to the achievement of sustainable development.*"

5.6 Paragraph 11 of the NPPF identifies a presumption in favour of sustainable development at the heart of the Framework which, for decision taking, means:

“Approving development proposals that accord with an up-to-date development plan without delay”.

- 5.7 Sustainable development will be achieved by balancing economic, social and environmental objectives, taking local circumstances into account.
- 5.8 Chapter 5 underlines the Government’s objective of boosting the supply of homes, encouraging land to be brought forward where it is needed, including an assessment of the size, type and tenure needed for different groups in the community.
- 5.9 Para 124 states that planning policies and decisions should promote and support the development of under-utilised land and buildings and cites the example of converting space above shops.
- 5.10 Paragraph 131 explains that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

Other Material Considerations

Supplementary Planning Document: Residential Design Guide

National Planning Practice Guidance (NPPG)

- 5.11 On 6th March 2014, the Department for Communities and Local Government (DCLG) launched the National Planning Practice Guidance (NPPG), which seeks to make planning guidance easier and simpler for practitioners and the public and is to be read in conjunction with national policy contained within the NPPF. The guidance is regularly updated, and the guidance in the NPPF is supported by relevant paragraphs in the on-line guidance.

6. Planning Assessment

Principle of Development

- 6.1 The proposal to redevelop and occupy the vacant upper floors of the existing business, for a residential use, will support the vitality and viability of the town centre and would also ensure secure the longevity of the building within the town centre.
- 6.2 The building is within a highly sustainable location, with existing infrastructure in place to support the scale of the development.
- 6.3 In accordance with policy S2/3, the ground floor of 71 The Rock would remain in commercial use and therefore continue to contribute to the shopping role of the town centre.
- 6.4 Increasing the number of residential units in the town centre in-turn increases footfall and thus, a knock-on effect for the requirement of services in and around the town centre. The development will therefore result in economic benefits that must be afforded significant weight in favour of the proposals.
- 6.5 Policy TC2/1 - Upper floors supports proposals to bring underused and vacant space into a beneficial use. As such, the principle of the change of use would be in general accordance with national and local planning policy and would be in compliance with the NPPF, specifically para 124(d), and the policies of the Bury UDP.
- 6.6 Bury Council cannot demonstrate a 5-year supply of deliverable housing land. The proposals would provide a new dwelling within the urban area and within a highly sustainable location. Whilst the contribution towards the Council's housing land supply position would be modest, it would nevertheless be very valuable, particularly given the acute shortfall that presently exists. As such, the benefit of providing housing in a sustainable, urban, location, must be afforded significant weight.

Sustainability

- 6.7 The site is situated within a highly sustainable location, being within Bury Town Centre and a defined Main Shopping Area of Bury Town Centre. Evidently, services and facilities are located within easy walking distance of the application site, making it highly sustainable.

Design, Character and Appearance

- 6.8 UDP policy H2/2 (The Layout of New Residential Development) requires good designs in new residential developments and that local character is not adversely affected by new developments.
- 6.9 The premises are located in a secondary shopping area within Bury Town Centre, where there are a mix of uses and it is commonplace to find residential units above commercial properties. There are other residential units which are located above commercial premises in the town centre, and this would be no different in terms of the character of the development.

6.10 No external alterations are proposed. As such there will be no impact upon the character and appearance of the building nor the surrounding area.

6.11 Therefore, the proposals respect local distinctiveness and have regard to the overall built character of the area. The proposals are compatible with the surrounding area, compliant with UDP policies H2/1 and H2/2.

Amenity

6.12 UDP policy H2/1 requires that new residential developments do not adversely impact on residential amenity.

6.13 The premises is located in a main shopping area where there are a mix of uses and it is commonplace to find residential units above commercial properties in town centre locations. There are other residential units which are located above commercial premises in the town centre, and this would be no different in terms of the character of the development.

6.14 In terms of adjacent properties, it is considered that the proposed use would not cause significant noise or activity comparative to other upper floor uses of similar premises. There would not be any issues of overlooking from habitable room windows.

6.15 The proposals are asserted to be acceptable in terms of amenity and thus compliant with UDP policy H2/1.

Highways and Transport

6.16 UDP Policy HT2/4 requires new development to make adequate car parking provision.

6.17 As a town centre location, the site is located in a highly sustainable area where dedicated parking is not be expected. There is access to local services and facilities with a good public transport network. As such, the proposals are considered to be acceptable in parking and highways terms.

Sustainable Development

6.18 The applicant is committed to delivering sustainable methods of construction and energy management throughout the lifetime of the dwellings. Suitably worded conditions can be imposed if required.

6.19 As noted throughout this statement, the site is located within a highly sustainable location. Future occupiers will be able to make use of the sites' sustainable location and nearby public transport links.

7. Summary and Conclusions

- 7.1 The proposed development will provide additional housing in a sustainable location that would not be harmful in respect of the character and appearance of the area, residential amenity or highway safety.
- 7.2 The proposed dwelling would provide a modest but highly valuable contribution towards the Council's housing land supply.
- 7.3 The proposals comply with both local and national planning policy.
- 7.4 The Applicant seeks to work proactively with the LPA and looks forward to positive discussions regarding the scheme.