

Planning Statement:
Proposed change of use at
28 Haymarket Street
Bury
BL9 0AY

Applicant: Key Property NW Ltd

Date: February 2024

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1.0 Site Address:

28 Haymarket Street
Bury
BL9 0AY

2.0 Contact Details:

Applicant:	Agent
Key Property NW Ltd 39 Brooklands Court Rochdale OL11 4EJ	AJ Cocker Associates New Century House 176 Drake Street Rochdale OL16 1UP
t.	t. 01706 764 880
Contact: Mr Sarwar	Contact: Ian Stott

3.0 Description of site / building:

The site lies in the central business district of Bury Town Centre.

The area is characterized by mixed users including commercial, retail and hospitality.

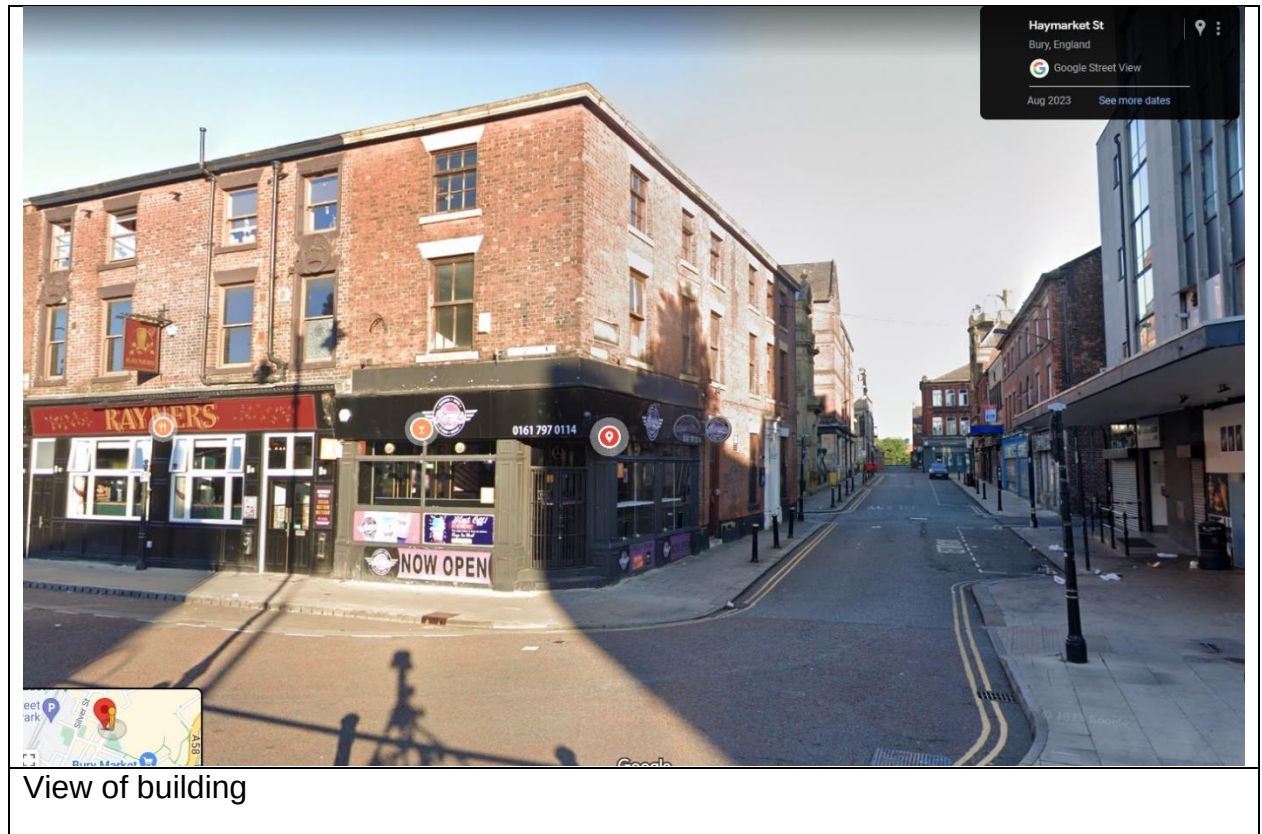
The building is a three storey traditionally built structure with dual pitched slated roof covering surmounting brick walls. The premises stand back of footpath. The proposal relates to the first and second floor albeit access is at street level. The ground floors are separately let to retail users.

There is no onsite parking, yards or outbuildings.

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A Google Earth image of the building is reproduced below.



View of building

Continued...

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A Google Earth image of the site is reproduced below



View of site

Continued...

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4.0 Land Use:

Description

The building is currently vacant. The upper floors were previously used as offices.

Planning Use:

According to the Bury Unitary Development Plan Map the building is in an area where the following UDP policies apply.

UDP Policy Code	Policy theme
S1/1	Main shopping area of Bury town centre
EN2/2	Conservation area
S2/3	Secondary shopping areas

5.0 Description of Development:

The applicants are keen to secure a long-term viable use for the land and building. Having undertaken market research, the applicant has concluded the only viable commercial use for the upper floors of the building is residential.

As a feasibility exercise, we have therefore provided an option for residential use for the first and second floors of the building. The ground floor remains unchanged. Our floor plan layouts accompany this Statement, and the corresponding accommodation schedule is summarised hereunder for convenience.

unit	floor area [sq.m]	description
1	38	1B1P apartment
2	40	1B1P apartment
3	38	2B3P apartment
4	41	1B1P apartment

It can be seen that the apartments comply with the Technical Housing Standards – nationally described space standard.

6.0 Context:

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6.1 Physical constraints to site:

The existing building sits at back of footpath to the front rear and side. It adjoins a public house to the south.

6.2 Social and Economic:

The site benefits from close proximity to the town centre with appropriate services and amenities available. This includes Metro and bus services hub.

6.3 Prior Approval

It is noted that the proposals to convert to Residential flats / houses [but not HMO's] would normally only require an application for Prior Approval Class MA – Use Class E to residential. This proposal is subject to this process.

7.0 Design Principles and concepts:

7.1 Scale and massing:

There are no proposals to alter the scale and mass of the existing buildings.

7.2 Appearance:

There are no proposals to alter the external appearance save for replacing the windows. The current thermally inefficient windows would be replaced with coloured plastic frames with suitable double-glazed units. Fenestration patterns would remain unchanged.

7.3 Landscaping and external works:

There is no option for soft landscaping within the site.

Existing street lighting will provide illumination for footpaths and access.

7.4 Servicing.

Residents will present their waste at an agreed collection point; a suggested location is shown on the attached site plan. It is expected that residents will be provided with appropriately coloured sacks for their waste and recycling. Flats residents will be required not to put their bags out for collection until the day of collection or at the earliest the evening before their collection. In between collections bags will be stored in the property.

7.5 Amenity

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The flats each have good daylighting and ventilation.

Having regards to the local users and the potential for noise disturbance, an acoustic report has been procured which forms part of this application. The report concludes that adequate mitigation measures against noise disturbance can be readily implemented, and the peaceful enjoyment of the apartments can be ensured.

8.0 Inclusive Design:

The property will be fully compliant under Part M of the Building Regulations.

9.0 Access to the Development / Public Transport:

The premises are readily served by public transport including bus routes, railway station and metro Tram Stop within convenient walking distance.

10.0 Energy Statement:

The premises will be converted with due regards to Approved Document L thus providing an energy efficient building with suitably insulated external fabric and modern heating installations provided with efficient heat source and controls.

It is not appropriate or necessary to include within this statement detailed specifications for types of insulation, windows, doors and ventilation systems. However, these matters will be adequately dealt with under Building Regulation consent.

11.0 Pre application advice

A request for Pre-Application advice has been responded to by way of a report prepared by Planning Office Dean Clapworthy in an email dated 04/12/2023. This report concluded that the principle of development would be acceptable. Concerns were raised in the pre app report with respect of apartment space standards together with issues relating to the potential for noise disturbance. Queries relating to waste management were also raised. It can be seen by scrutiny of the application drawings and this statement, that these concerns have now been addressed

12.0 Conclusions:

The current use of the building is economically unsustainable. Market research undertaken by the applicant determines that there is a demand for residential accommodation in this area. The premises lend themselves to conversion and this is a sustainable location for residential use.

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We would therefore hope that the council would feel it appropriate to support this proposal.