



Planning Statement

Description	Change of use from Shop and Premises (Class E(a)) to: - Ground Floor - Sui Generis (two number hot food takeaways) and Class E(a) Retail Unit - First Floor - Class E(c)(iii) Commercial Unit - Second and Third Floor - C3(a) Two Bedroom Apartment
Address	85 The Rock Bury BL9 0NB
Client	Assh Properties Limited
Date	06.04.2024

The property

The property is located at the heart of Bury Town Centre near the famous The Rock

Planning Supporting Policies

Planning application is sought to convert this empty building into mixed use property. Proposed ground floor to consist of two number hot food takeaways and a retail area. The first floor to be office space and second and third floors to be a single flat. Inline with Bury UDP TC2/2 - Mixed Use Development The development will encourage and support compatible mixed use development within the town centres. Justification This policy recognises that town centres are made up of a mixture and variety of uses. The proposed application will encourage diversity and can be an attraction to shoppers. The council acknowledges that hot food facilities have a positive effect to attracting shoppers to certain areas thereby boosting the local economy.

TC2/1 - Upper Floors Within the town centres the Council will support proposals which bring underused and vacant space on upper floors of premises into beneficial use. Justification There is particular concern over the amount of underused and vacant space on upper floors of premises, which represents a waste of a valuable resource and the under-utilisation of space. Many floors above shops and other commercial properties are used for storage or left partially or completely empty, which generally leads to poor standards of maintenance and visual appearance. Other premises have vacant and obsolete office space which is difficult to let because of poor accommodation. The Council is keen to encourage a range of uses, such as offices and living accommodation, within upper floors which will contribute to the overall vitality of town centres and help to retain and improve their liveliness and attractiveness. Utilisation of this type of accommodation will also result in proper maintenance and repair of the building fabric.

Policy EC4 – small and growing businesses seeks for the council to promote growth of small business. This development is deemed acceptable and environmentally appropriate for this location. There are no hot food takeaways in the vicinity within 75m radius. The site sits in front of the recent knife angel location which makes it ideal spot for attracting visitors to the location.

The development also will create employment opportunities in line with Bury UDP. ECONOMY EC1 - EMPLOYMENT LAND PROVISION The Council will endeavour to ensure that a comprehensive range of employment sites is identified to meet the future needs of manufacturing and service employers. This is in line with the National Planning Policy Framework (NPPF) paragraphs 7, 17, 18, 19, 20 and 21.

EC5 - OFFICES The Council is concerned to attract new office development and will support proposals for such development in appropriate locations. While Covid 19 brought hybrid working patterns it is now recognised that office space is still in demand. While the council UDP is a little dated it does acknowledge that the service industries do need office spaces in the city centre. Smaller spaces are more attractive to small businesses as the running costs are lower. This is consistent with the economic aims of the NPPF as well as the 'town centres first' approach.

Parking

The property is located near The Rock shopping complex and within walking distance from Parson's Lane



Car Park, The Rock Shopping Centre car park and other nearby car parks. For employees travelling to Bury there is good public transport system including the Metro. The lack of car park on site shouldn't be of concerns as this is the norm in most city centre buildings.

Cycle parking

Cycle parking is shown on ground floor plan within the enclosed service yard. Parking is available for up to 4 number bikes.

While there are requirements such as noise and odour control from the hot food units. Supporting evidence shows measures of addressing noise and odours from the extract system. Ventilation from the hot food is located to the rear and discharging into open air. The duct will have adequate silencers and odours control systems.

Bin store and recycling

General waste and recycle bins will be located within the yard as shown on drawing **1956.201A - Proposed Floor Plans**. Refuse collected to be administered by private commercial company. Waste being kept on site away from the public.

Sound Insulation

Separating floor between different compartments will be as detailed on drawing **1956.201 Proposed Floor Plans** to comply with building control requirements.

Party walls between different compartments will be as on the **Siniat product datasheet**. This is a twin stud wall with acoustic braces and insulation.

Internal existing masonry party walls will be drylined with plasterboard with mineral wool acoustic insulation.

Ventilation and extraction

Hot food extracts as shown on drawings **1956.201A - Proposed Floor Plans and 1956.202A - Proposed Front and Rear Elevations** and supplementary attached information (ac10.12_airclean-odour-neutraliser, CP03 Acoustica - Noiser Silencer and Ventilation Fan). Please note this is design intent however appointed contractor can propose alternative specs.

Biodiversity Assessment

The property is located in the middle of town centre and there are no protected species within the building.

Environmental

The building has double glazed windows throughout and the floor will be upgraded as shown on separating floor details, the roof space will be insulated inline with building regulations requirements.

Drawing References:

- 1956.101 - Existing Floor Plans
- 1956.102 - Existing Front and Rear Elevations
- 1956.201A - Proposed Floor Plans
- 1956.202A - Proposed Front and Rear Elevations
- 1956.203 - Site and Site Location Plans