

HESTIA TOWN PLANNING

Planning Statement

5 Crompton Street, Bury, BL9 0AD

May 2023

Hestia Town Planning

64 Pinfold Hill

Shenstone, Lichfield

WS14 0JP



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1. Introduction

This Planning Statement (the “Statement”) has been prepared by Hestia Town Planning to support a full (minor) planning application for **“3 new additional apartments with external alterations and associated works”** at No. 5 Crompton Street, Bury, BL9 0AD.

The Applicant has undertaken a review of housing demand in the area and considers that this type of property is very much in demand for the area and would be an appropriate use for the property, providing well maintained and high-end accommodation in a very sustainable location.

The Site currently has MA approval for 16 apartments (planning ref: 69480). The works to convert the building have started. Given the established suitability of the building for residential use, the Applicant seeks to maximise the level of accommodation by increasing units by three more (19 units in total).

Minor alterations and extensions to the existing building will be required, however these will not increase the building footprint of the building. The existing approved MA layout will not be altered as a result of the additional apartments. All changes will largely be to the rear of the building and will be sensitive to the Bury Town Centre Conservation Area. Overall, the changes will improve the external appearance of the building, particularly in relation to fenestration.

As part of the development proposal, a bin area shall be provided as part of the Scheme. Further details are shown within the accompanying Design and Access Statement.

The Statement covers planning policy and demonstrates how the Scheme is fully compliant with the Development Plan. The Planning Statement

should be read in conjunction with the Heritage Statement, Noise Impact Statement and the Design and Access Statement.

The application is also supported by a duly complete application form and the following drawings:

- Site Location Plan V2
- 23.3063.1C Existing Ground Floor Plan
- 23.3063.2C Existing First Floor Plan
- 23.3063.3C Existing Second Floor Plan
- 23.3063.4 Existing Section X – X
- 23.3063.5 Existing Section Y – Y
- 23.3063.6D Existing _ Proposed Block Plans
- 23.3063.11C Existing and Proposed Side Elevation 1 PLANNING
- 23.3063.12D Existing and Proposed Side Elevation 2 PLANNING
- 23.3063.13D Existing and Proposed Rear Elevation PLANNING
- 23.3063.SC1.1G Proposed Ground Floor Plan
- 23.3063.SC1.2H Proposed First Floor Plan
- 23.3063.SC1.3H Proposed Second Floor Plan
- 23.3063.SC1.5C Proposed Lower First Floor Plan
- 16.05.23 - Ariel South Elevation
- 16.05.23 - North Elevation
- 16.05.23 - South Elevation

These should be referred to alongside the Statement.

2. Site Description

The Site is located at 5 Crompton Street, Bury and is 586m². The building was previously occupied on the ground floor by a nursery/play centre. The first and second floors were occupied by a nursery. This use ceased in May 2020. Under the September 2021 Use Class Order, the Site became an E Use Class and the Applicant utilised MA rights for 16 apartments in

May 2023. Construction works have now started meaning the existing use of the Site is C3.

The surrounding area comprises a mix of commercial and residential properties, typical for a town centre.

The Site is conveniently located to the north of Mill Gate Shopping Centre with train and tram stops just 0.1 miles from the site. Frequent bus services are also near to the site.

A site location plan is shown below in Figure 1.



Figure 1 - Site Location

The Site consists of a large brick terracotta building with ornate stone features and a large central tower structure. The building is not listed or designated.

Figure 2 shows the front elevation of the building.

Figure 2 – 5 Crompton Street



3. Proposed Development

The application is a full (minor) planning application for **“3 new additional apartments with external alterations and associated works”** at No. 5 Crompton Street, Bury, BL9 0AD.

The final scheme would therefore offer a total of 19 apartments across 3 floors with a mixture of 1 bedroom and 2 bedroom apartments available. This application is solely concerned with the additional three apartments and minor external alteration works to the building, however for completeness the full scheme drawings have been submitted.

The proposals are to create a total of 2 x one bedroom apartments, 1 x two bedroom. There is sufficient space within the property to

accommodate this proposal and the building footprint of the building will not be increased.

All rooms and living spaces are compliant with living standards.

The proposal looks to reuse the building and modify the interior in order provide the additional three apartments. The proposal would also include minor extensions to the building through timber frame structures which would help maximise the overall development. The proposal only includes minor extensions to the building to upper floors.

The proposal would not include the increase in footprint of the building as a whole which shall remain at 448m².

For ease, Section 3 aims to explain what works have been approved under the existing MA consent (planning ref: 69480) and what works are proposed in addition.

It is important to note, that the room layouts of the existing MA consent are not to be altered. The Applicant shall still undertake the consented works in accordance with the approved plans. The proposed works are to be seen as additional works to the MA consent (planning ref: 69480) and to be treated separately.

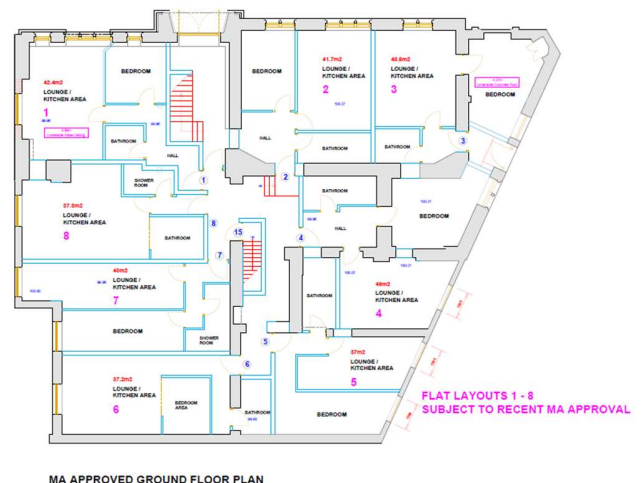
Ground Floor Proposals

No changes are proposed to the ground floor of the building other than a wall removal the centre corridor. This is required to make way for a staircase. These amendments fall under Building Regulations and are shown for completeness. Figure 3 and 4 show the existing and proposed consent.

Figure 3 - MA Approved Ground Floor Plan



Figure 4 - Proposed Ground Floor Plan



First Floor Proposals

The works to the first floor will comprise a new 2 x bedroom apartment at 68m². The new apartment will be located in the existing covered “yard/terrace” area and utilise the existing unsightly extensions and alterations that have been made to the building over previous years (see Image 1 and 2). The extended area over the terrace would adopt a new improved flat roof design to echo the existing dormers. A new stairway will be installed to allow access into the main building.

Image 1 – Outdoor yard area



Image 2 – Outdoor yard area



Figure 5 shows the existing consented MA scheme. Figures 6 and 7 show the proposed floor plans. Note – the proposed flat is shown in green in Figure 6. Figure 7 shows the relationship with the new roof and MA consented apartments.

Figure 5 - MA Approved First Floor Plan



Figure 6 - Proposed First Floor New Layout

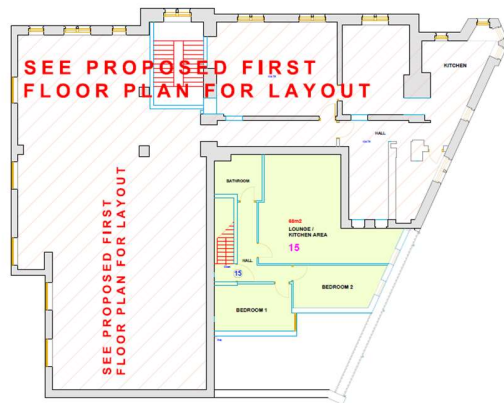
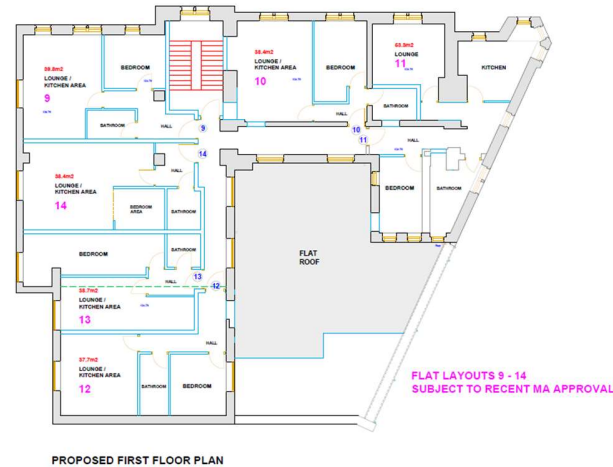


Figure 7 - Proposed First Floor Plan



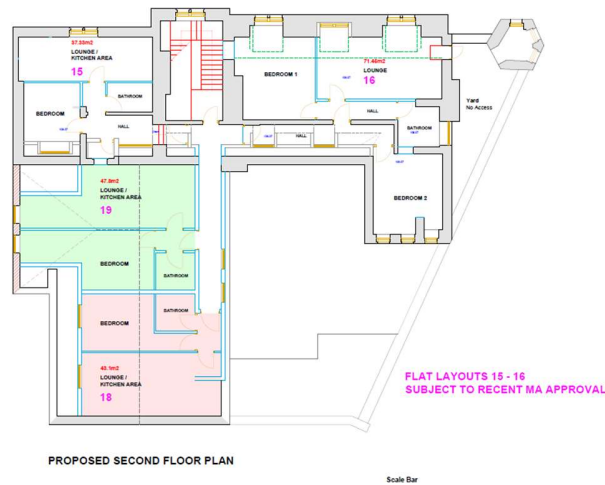
Second Floor Proposals

Two new 1 bedroom apartments will be created in the existing roof space. Apartment 18 will be 43.1m² and Apartment 19 will be 47.1m².

Figure 8 - MA Approved Second Floor Plan



Figure 9 - Proposed Second Floor Plan



External Alternations

In order to accommodate the new apartments, it will be necessary to undertake minor alterations to the exterior of the property, namely the windows and roof. These amendments will blend and complement the existing materials and features and enhance the appearance of the building by making it appear more uniform with improved symmetrical/aligned fenestration.

It is important to note that there will be no changes to the external appearance of the front of the building.

Figure 10 below compares the existing and proposed side elevations and shows the minor alterations to comprise:

- Matching roof infill up to the existing building
- New opposite pitched / gable roof to allow headroom over new windows
- New flat roof dormers proportionate and matching existing roof dormers
- Replacement of doors and windows to provide 3 x new full windows

The aligned symmetrical windows will enhance the appearance of the building. Currently they appear out of place and not consistent.

Figure 10 – Existing and Proposed Side Elevation



Figure 11 below compares the existing and proposed side elevations and shows the minor alterations to comprise:

- Improvements to windows to enhance the appearance of the building

- Removal of some windows to ensure there are no privacy/overlooking issues

These changes have been designed to appear as if they are part of the original building. The aligned symmetrical windows will enhance the appearance of the building. Currently they appear out of place and not consistent.

Figure 11 – Existing and Proposed Side Elevation

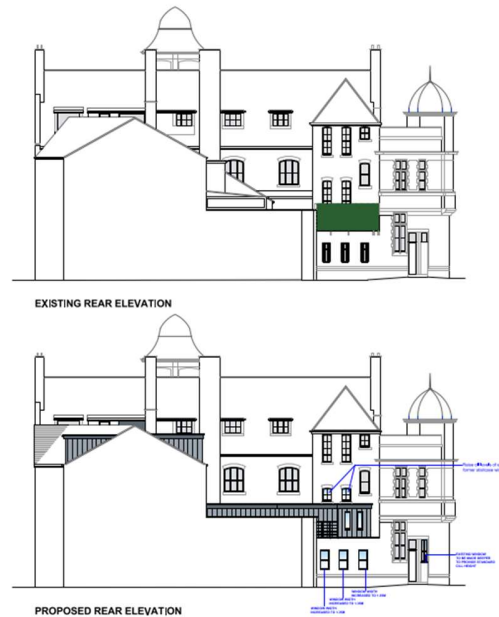


Figure 12 below compares the existing and proposed rear elevations and shows the minor alterations to comprise:

- Improvements to windows to enhance the appearance of the building
- Removal of some windows to ensure there are no privacy/overlooking issues

These changes have been designed to appear as if they are part of the original building. The aligned symmetrical windows will enhance the appearance of the building. Currently they appear out of place and not consistent.

Figure 12 – Existing and Proposed Rear Elevation



Summary

The Applicant has undertaken a review of housing demand in the area and considers that this type of property is very much in demand for the area and would be an appropriate use for the property, providing well maintained and high-end accommodation in a very sustainable location.

The creation of the three apartments will have no impact on neighbour amenity via overlooking or loss of light/sunlight.

Any changes to the external appearance of the building will not appear out of character and will complement and enhance the existing building.

The biggest change will be within the yard area which is contained to the rear of the building. Although a new apartment will be created, no new floorspace is proposed due to the existing, covered outdoor area. This is an unsightly feature which will be improved with matching brickwork and a complementary new roof.

4. Other Considerations

Heritage

The site lies within Bury Town Conservation Area. A full Heritage Statement supports the application to show why the Scheme does not impact on the Conservation Area or any other designated assets.

Social/Economic Issues

It is not considered that there are any relevant social or economic issues affecting the existing site, the proposal for new residents will contribute to the economy of the area.

Flooding

The site is not located within an area at risk of flooding. No new building footprint is to be created and therefore there are no drainage considerations.

Highways

The site is easily accessible and the additional 3 x apartments will not impact on the highway network in terms of net additional traffic generation. The application would not have a material impact on the safety and operation of the adjoining public highway.

Ecology

There are no ecological considerations.

Noise

A noise assessment accompanies the application and calculations have been carried out to estimate the likely contribution of noise from other sources. The results well below the background noise climate of the area and thus there will be no adverse noise impact from sources on the new residents. Thus, it has been determined that no specific mitigation measures are necessary at the proposed development in respect of commercial noise.

Contamination

The previous use of the site is unlikely to have given rise to contamination, particularly due to its vulnerable use as a nursery. Prior to a nursery the

building was a post office. Therefore, land contamination is not considered necessary in this instance.

5. Planning History

Planning		
Title Matched	MAN169612 	
Address	5 Crompton Street, Bury, BL9 0AD	
Application ref	Status	Date
69480	Not_Required	20/03/2023 Learn more
Prior approval for proposed change of use from Class E to 16 no. apartments (Class C3)		
Application ref	Status	Date
58472	Granted	23/02/2015 Learn more
Two storey extension to side elevation to form additional internal staircase (resubmission)		

Application ref	Status	Date
58453	Granted	17/02/2015 Learn more
Change of use from ground floor childrens play centre and first/second floor offices to creche/day n [show more]		
Application ref	Status	Date
58302	Withdrawn	22/12/2014 Learn more
Two storey extension to side elevation to form additional internal staircase		
Application ref	Status	Date
55352	Granted	28/06/2012 Learn more
Change of use of building from Sui Generis to D2 (Assembly & Leisure).		
Application ref	Status	Date
54208	Granted	14/07/2011 Learn more
Change of use from Sui Generis (post office with sorting office facilities) to mixed use comprising [show more]		
Application ref	Status	Date
49406	Granted	22/01/2008 Learn more
CHANGE OF USE FROM FORMER POST OFFICE TO A LICENSED FOOD AND DRINK OPERATION (CLASS A4) (ALTERNATIVE [show more])		
Application ref	Status	Date
49341	Granted	07/01/2008 Learn more
CHANGE OF USE FROM FORMER POST OFFICE TO A LICENSED FOOD AND DRINK OPERATION (CLASS A4)		

6. Planning Policy

This Section of the Statement sets out the legislative policy context as it relates to the Proposed Development and explains how the Proposals accord with the most recent national and local policy guidance.

In line with national policy, planning applications must be determined in accordance with the context of the Development Plan ‘unless material considerations indicate otherwise’ (Section 38(6) of the Planning and Compulsory Purchase Act 2004). Policies in the Development Plan will seek to safeguard environmental interests and will aim to resist developments which are likely to give rise to significant adverse environmental and amenity effects.

In the context of Section 38(6) of the 2004 Act, the following formally adopted documents have been reviewed:

- National Planning Policy Framework (2021)
- Bury Council Unitary Development Plan (UDP) 1997

Bury Council are in the process of producing a Local Plan and Joint Greater Manchester Spatial Framework (GMSF). However, it is understood that this is currently on hold. As such, any emerging policies will not be considered.

National Planning Policy Framework (July February 2021)

The National Planning Policy Framework (NPPF) sets out the Government’s planning policies for England. The revised version of the NPPF was updated in July 2021 and replaces the previous versions published in March 2012, revised in July 2018 and updated in February 2019.

NPPF Paragraph 11 contends that decision makers should apply a presumption in favour of sustainable development. Additionally, the key purpose of the NPPF is to enable the planning system to perform an economic, social and environmental role; build a strong, responsive economy; sustain vibrant communities; and protect and enhance the natural, built and historic environment, as defined under Chapter 2.

The NPPF advises that these environmental, social and economic objectives should be delivered through the preparation of plans and the applications of policies detailed throughout the Framework. It further advises that plans should seek positively to seek opportunities to meet the development needs for their area and objectively assess needs for housing development. Where there are no relevant development plan policies or the policies which are most important for

determining the application are out of date, permission should be granted unless policies within the Framework protects areas or assets of particular importance, or if any adverse impacts demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole.

Paragraph 60 advises that: To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.

NPPF Paragraph 38 affirms that local planning authorities should use the full range of tools available, specifically noting brownfield registers to enable developments that will improve the economic, social and environmental conditions of the area and that decisions should be made in the favor is sustainable development, as defined under Chapter 4.

At Para. 86, The NPPF states that planning policies and decisions should support the role that town centres play at the heart of local communities by taking a positive approach to their growth. In particular, point (f) states that: "Local Planning

Authorities should recognise that residential development often plays an important role in ensuring the vitality of centres and encourage residential development on appropriate sites." Whilst the site does not lie within a town centre, it will help to support nearby town and district centres.

Paragraph 119 states that: "Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land".

Paragraph 120 (point e) goes on to highlight that planning decisions should support "opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers".

Furthermore paragraph 69 states that “small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly, and that to promote the development of a good mix of sites local planning authorities should, inter alia, support the development of windfall sites through their policies and decisions - giving great weight to the benefits of using suitable sites within existing settlements for homes”.

Para 119 states that “planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions”.

In achieving appropriate densities, the NPPF goes on the state at Para 124 that “policies and decisions should support development that makes efficient use of land. Para 125 specifically states that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning authorities and decisions avoid homes being built at low densities and that development should make optimal use of the potential of each site”.

Paragraph 125 (c) advises that “when considering applications for housing, authorities should take a

flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)”.

NPPF Paragraph 105 supports development that reduces greenhouse gases, reduces congestion, facilitates the use of sustainable modes of transport and develops strategies for the provision of viable infrastructure.

Chapter 12 of the NPPF highlights that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve.

NPPF Paragraph 124 emphasises the importance of achieving appropriate densities and good design and highlights it as a key element of sustainable development.

Chapter 16 of the NPPF discusses development within Conservation Areas and does not discourage development within them, providing the development does not cause harm. Paragraph 206 states that “local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or

better reveal their significance". Further information is available in the Heritage Statement to show how the Development does not cause harm to the Conservation Area.

In summary, the development is fully in line with the above national policies. The development utilises brownfield land and provides a well-designed scheme which helps towards the demand for housing. The Site is within a highly sustainable location with good access to services and public modes of transport, thus reducing the reliance on private modes of transport and supporting the reduction of greenhouse gases. The proposals satisfy the core planning principles set out in the NPPF.

The supporting Design and Access Statement shows how the Scheme will be well designed to a high standard and will create three units in which people can live in high standards that are close to all services, amenities and employment.

The components of the NPPF considered most relevant to the Scheme are set out below:

- 2 – Achieving sustainable development
- 5 - Delivering a sufficient supply of homes
- 7 - Ensuring the vitality of town centres

8 – Promoting healthy and safe communities

11 – Making effective use of land

12 – Achieving well-designed places

16 - Conserving and enhancing the historic environment

Bury UDP 1997

The Statutory Development Plan for the area comprises the Bury Council Unitary Development Plan (UDP) (1997). This document sets down why change is needed; what should be done; and where, when and how it is going to happen, including the provision of supporting infrastructure. The UDP is used to decide if planning applications should be approved.

Outlined below are the key policies relevant to the consideration of the proposed development, accompanied with an explanation of how the proposal complies with them (Appendix A).

The Policy Assessment shows how the Scheme has been carefully designed to ensure it complies with these policies and guidance. The Applicant has identified a need for this style of mixed-use accommodation in this specific area and this Statement has shown that the Proposals will have no detrimental effect to the property, street, surrounding area, and Conservation Area.

The following policies are considered to be relevant to the Proposal:

- EN1/1 - Visual Amenity
- EN1/2 Townscape and Built Design
- EN2/1 Character of Conservation Areas
- EN2/2 Conservation Area Control
- EN2/3 - Listed Buildings
- EN7/2 Noise Pollution
- H2/4 - Conversions
- H1/2 Further Housing Development
- H2/1 The Form of New Residential Development
- H2/2 The Layout of New Residential Development
- H2/3 - Extensions and Alterations
- H2/4 Conversions
- HT2/4 Car Parking and New Development
- S1/1 Shopping in Bury Town Centre
- S2/3 Secondary Shopping Areas and Frontages
- TC2/1 Upper Floors
- TC2/2 Mixed Use Development Area BY6 Central Shopping Area

Bury UDP Policies S1/1 - Shopping in Bury Town centres and S2/3 - Secondary Shopping Areas and Frontages seeks to encourage and enhance the vitality and viability of the town centre and to maintain and provide display a mix of commercial uses, and maintaining a display or open ground

floor frontage. However, as the Site has a residential use established, this policy is no longer relevant.

Policy TC2/1 - Upper Floors - Proposals will be supported which bring underused and vacant space on upper floors of premises into beneficial use, and a range of uses such as offices and living accommodation will be encouraged 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, which is particularly important in conservation areas and for individual listed buildings.

Policy TC2/2 - Mixed Use Development seeks to encourage and support compatible mixed use development which would enhance the vitality and viability of town centres by encouraging diversity and variety.

Policy H1/2 states that the Council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses.

UDP Policies H2/1 - The Form of New Residential Development and H2/2 - The Layout of New

Residential Development takes into consideration factors relating to the height and roof type of adjacent buildings, the impact of development on residential amenity, the density and character of the surrounding area and the position and proximity of neighbouring properties. Regard is also given to parking provision and access, landscaping and protection of trees/hedgerows and external areas.

UDP Policy H2/4 - Conversions and Supplementary Planning Document 15 - Residential Conversions recognises that applications for conversions can often make an important contribution to the local housing stock, and often the best way to utilise vacant or underused space. Regard will be had to the following factors which include the effect on amenity of the neighbouring property through noise, visual intrusion, position of entrances, impact of parking areas, extensions and fire escapes; general character of the area; amenity of occupants; effect on the street scene of any external alterations; car parking and servicing requirements.

Bury UDP Policies EN2/1, EN2/2 and EN2/3 Conservation policies, seek to support development for the reuse of derelict or vacant buildings, providing it would continue preserve and enhance areas of special character and buildings of historic importance.

A full policy justification is provided in Appendix A to show how the Proposals accord with the UDP.

To summarise, the Applicant supports the objectives and policies of the UDP by utilising a previously developed site that has an existing residential uses.

The Proposals will:

- *improve the quality of the housing stock*
- *utilise brownfield land;*
- *result in proper maintenance and repair of the building fabric, which is particularly important in conservation areas.*
- *provide housing in a sustainable location which will reduce the need to travel via car and thus improve the environment; and*
- *meet the demands of the local community;*

The mass and scale will be sympathetic to the surrounding area and enhance streetscape. The site is in a highly sustainable and accessible location and will not impact on the adjoining uses in terms of sunlight/privacy and has been designed so as not to appear dominant.

The building is excellently served by the public transport network being close the transport links which offers fast regular services into adjoining areas.

The Proposals include some amendments to the frontage and will be an improvement to the appearance of the building. A Noise Assessment support the Application and concludes that there will be no conflict with policy.

It is considered that the proposed addition of three apartments is suitable.

7. Policy Assessment and Conclusions

The national and local policy and guidance detailed above are those which are considered to be of relevance to the Scheme. As such, the Scheme has been carefully designed to ensure it complies with these policies and guidance.

The Applicant has identified a need for this style of accommodation in this specific area and this Statement has shown that the proposals will have no detrimental effect to the property, street or area. The Scheme makes use of a Brownfield - site something the Government encourages in National Policy.

Bury is an area of generally high demand for housing and has a restricted supply. There is a need to seek out potential sources of housing not just in predominantly residential areas. Future occupants

will benefit from the property's sustainable location and add to the vibrancy of Bury Town.

The densities proposed within the development are in accordance with the underpinned policies of the National Planning Policy Framework and that, in this particular case, the presumption in support of sustainable development takes precedent.

The Proposal uses all available space to achieve a higher density scheme. Policy seeks to promote high density housing of this type, within sustainable locations. The scheme is therefore considered justified both in terms of policy.

The application is supported by a full suite of documents, that show that there are no material considerations that should prevent the Application from being approved.

It can be concluded that the proposed development would not have a harmful effect on the balance of housing mix in the area. The Scheme is compliant with the Development Plan and all other material considerations. There are no conflicts or issues that cannot be appropriately mitigated or would prevent planning consent from being obtained.

Appendix A Planning Policy Review

Bury Local Plan (October 2018)	
Policy Wording – Economy	
Policy – Housing	Compliance
H1 - HOUSING LAND PROVISION The Council will ensure that sufficient land is identified to allow for the development of 7,200 new dwellings within the period mid-1986 to mid- 2001.	The proposals contribute towards helping Bury Council meet their housing provision.
H1/2 - Further Housing Development The Council will have regard to the following factors when assessing proposals for housing development on sites not identified on the Proposals Map: • the need to direct development towards the urban area; • the availability of infrastructure; • the need to avoid the release of peripheral open land, unless this can be shown to be consistent with urban regeneration; • the suitability of the site in land use terms with regard to amenity, the nature of the local environment and surrounding land uses; • other policies and proposals of the Plan.	The site is fully suitable for housing and has an established residential use as part of a recent MA approval for 16 apartments. The scheme has been designed to ensure the existing space within the building is utilised to create 3 additional apartments. Windows have been considered and placed so there is no overlooking.
H2 - HOUSING ENVIRONMENT AND DESIGN The Council will encourage good design in all residential development.	A Design and Access Statement supports the application to show how design has been considered as part of the scheme.
H2/1 - The Form of New Residential Development	The site is fully suitable for housing and has an established residential use as part of a recent MA approval for 16 apartments. The scheme has been designed to ensure the existing space within the building is utilised to create 3 additional apartments. Windows

All new residential development will be expected to make a positive contribution to the form and quality of the surrounding area. Factors to be considered when assessing proposals will include: • 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; • the materials to be used in proposed developments, especially their colour and texture.	have been considered and placed so there is no overlooking. Minor alterations will be made to the roof, however these will be matching in materials and will complement the existing roofline. A Design and Access Statement supports the application to show how design has been considered as part of the scheme.
H2/2 - The Layout of New Residential Development New residential development will be required to demonstrate acceptable standards of layout. Factors to be considered when assessing proposals will include: • car parking provision; • access for both vehicles and pedestrians, and provision for public transport; • the possible need for traffic calming measures; • density; • space about and between dwellings; • landscaping and screening; • protection/provision of trees and hedgerows; • open space/children's play areas; • design for safety and security; • access/facilities for the disabled; • the existence of any public rights of way.	The site utilises an existing building and makes minor alterations to allow the provision of three additional apartments. Parking is not provided, however given the highly sustainable location with excellent public transport links and nearby parking facilities, there is no requirement to make this provision. A Design and Access Statement supports the application to show how design has been considered as part of the scheme.
H2/3 - Extensions and Alterations Applications for house extensions and alterations will be considered with regard to the following factors: • the size, shape, design and external appearance of the proposal; • the character of the property in question and the surrounding area; • the amenity of adjacent properties;	A Design and Access Statement supports the application to show how design has been considered as part of the scheme.

• visibility for pedestrians, cyclists and drivers of motor vehicles.	
H2/4 - Conversions Applications for the conversion of buildings into two or more self contained units, or the conversion of a building into a house of multiple occupation, will be considered with regard to the following factors: • the effect on the amenity of neighbouring property through noise, visual intrusion, the position of entrances, impact of parking areas, extensions and fire escapes; • the general character of the area and the existing concentration of flats; • the amenity of occupants; • the effect on the street scene of any changes to the external appearance of the building; • car parking and servicing requirements.	The site is fully suitable for housing and has an established residential use as part of a recent MA approval for 16 apartments. The scheme has been designed to ensure the existing space within the building is utilised to create 3 additional apartments. Windows have been considered and placed so there is no overlooking. Minor alterations will be made to the roof, however these will be matching in materials and will complement the existing roofline. A Design and Access Statement supports the application to show how design has been considered as part of the scheme.
H4 - Housing needs	The proposals will go towards support Bury Councils housing targets.
H4/1 - Affordable Housing The Council will encourage the provision of affordable housing through negotiation, partnership agreements and the identification of land suitable for such purposes. There will be a particular emphasis given towards encouraging the development of affordable housing as an integral part of large housing developments.	The proposals are not of a scale to trigger affordable housing provision.
H5 - Housing Improvement The Council will continue to support the improvement of the housing stock and its environment.	The proposals will utilise an existing building with permission for C3 use to increase the supply of housing by 3.
Policy – Environment	Compliance
EN1 - Built Environment	A Design and Access Statement supports the application.

The Council will seek to protect, preserve and enhance the character, appearance and amenity of the Borough's built environment.	
EN1/1 - Visual Amenity Development will not be permitted where proposals would have a detrimental effect on: • public views of prominent or important buildings, especially those in areas of architectural or historic interest; • the visual amenity both within, or viewed from, areas of environmental interest such as the Green Belt, Special Landscape Areas or the river valleys.	A heritage statement supports the application to show how the Proposals will not impact on the setting of the nearby Listed Buildings.
EN1/2 - Townscape and Built Design 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. Factors to be considered when assessing proposals will include: • the external appearance and design of the proposal in relation to its height, scale, density and layout; • the relationship of the proposal to the surrounding area; • the choice and use of materials; • access and other design features for the mobility impaired; • the design and appearance of access, parking and service provision; • landscaping, including the use of natural landscape features, and open space provision; the use of lighting.	A Design and Access Statement supports the application to show how the proposals respond well to the townscape and built environment. The building footprint will not be increased as the proposals utilise and improve existing extensions. Materials will complement the existing materials and new windows will be inserted to ensure that the external appearance appears more consistent throughout. The new roof and dormers will allow the creation of two new apartments whilst not appearing out of character with the existing building.
EN2 - CONSERVATION AND LISTED BUILDINGS The Council will seek to preserve the Borough's built heritage through the control of development, especially that affecting Conservation Areas, Listed Buildings and areas of local historical importance.	A heritage statement supports the application to show how the Proposals will not impact on the Bury Town Centre Conservation Area and nearby Listed Buildings.

EN2/1 - Character of Conservation Areas The Council will take action as appropriate to preserve or enhance the character or appearance of the Borough's Conservation Areas. The Council will be especially concerned with encouraging and, where appropriate, implementing measures to: • retain, replace and restore features of historical and architectural interest; • retain and enhance existing landscape features including trees, parks and gardens; • initiate and promote environmental improvement/enhancement schemes such as • landscaping, refurbishment of street furniture, traffic management and pedestrian schemes; • remove dereliction and bring unused land or buildings back into beneficial use; • prepare and promote design guidelines to ensure sympathetic development.	A heritage statement supports the application to show how the Proposals will not impact on the Bury Town Centre Conservation Area.
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. In considering proposals for development in Conservation Areas, regard will be had to the following criteria: • the nature of the development in terms of its bulk, height, materials, colour, design and detailing; • the relationship between the proposed development and the architectural and visual qualities of the surrounding area; • where demolition is proposed, the contribution of any proposed new building to the character or appearance of the area as compared to the building to be demolished;	A heritage statement supports the application to show how the Proposals will not impact on the Bury Town Centre Conservation Area.

• in the case of the re-use of buildings or the introduction of new uses, the impact of the • proposal on the character or appearance of the area and the fabric of the existing building.	
EN2/3 - Listed Buildings The Council will actively safeguard the character and setting of Listed Buildings by not permitting works, alterations or changes of use which would have a detrimental effect on their historical or architectural character and features. Proposals for demolition will be opposed and will only be considered where it is demonstrated conclusively that the building(s) cannot be retained. In considering applications for Listed Building Consent, the Council will have regard to the following criteria: a) the impact of the proposal on the historic fabric of the building; • the relationship of any extension to the Listed Building in terms of its height, size, design, and roofscape; • the need to protect the setting of the Listed Building; • the impact of associated ancillary facilities and infrastructure works.	A heritage statement supports the application to show how the Proposals will not impact on the setting of the nearby Listed Buildings.
EN7/2 - Noise Pollution In seeking to limit noise pollution the Council will not permit: • development which could lead to an unacceptable noise nuisance to nearby occupiers and/or amenity users; • development close to a permanent source of noise.	The Proposal is supported by a noise assessment which concludes that there will be no adverse impacts.
Policy – Recreation and Tourism	Compliance
RT2/2 - Recreation Provision in New Housing Development Developers of new housing on sites of 10 or more dwellings will be expected to provide for the recreational needs of the prospective residents, by providing and laying out recreational open space within or	The Proposals are for 3 x additional apartments to an agreed scheme for 16 apartments and therefore this policy is not applicable.

adjacent to the development, equivalent to a standard of 2.4 hectares per 1,000 population. Development proposals will be assessed and considered in accordance with the following criteria: • for larger developments, generally 50 or more dwellings, such provision would normally be expected to be by the allocation of land in accordance with the above standard. Provision should, wherever possible, be in a single plot, with a minimum site size of 0.4 hectares; • for smaller developments, generally those of 10 to 49 dwellings (inclusive), the developer may alternatively, by negotiation, provide a commuted sum to the Council for the equivalent enhancement of public open space or the implementation of an outstanding recreation allocation in the nearby area; • in the case of phased developments on adjacent sites, the total amount of recreational open space to be provided shall, whenever possible, be determined at the earliest application stage, in accordance with the above standard. Again, provision should be in a single plot, and laid out in accordance with a phasing programme to the satisfaction of the local planning authority.	
Policy - Shopping	
S1 - EXISTING SHOPPING CENTRES The Council will seek to protect, maintain and enhance the role and function of the existing hierarchy of shopping centres within the Borough.	The site already has an established C3 use and the use is fully compatible with the town centre.
S1/1 - Shopping in Bury Town Centre 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. In particular, the Council will support the expansion of the centre through the development of additional	The site already has an established C3 use and this policy is no longer relevant. The additional residents will help to support Bury Town Centre.

comparison shopping floorspace, complementary non-food retail warehousing and speciality shopping.	
S2 - CONTROL OF NEW RETAIL AND NON-RETAIL DEVELOPMENT The Council will seek to protect and enhance the vitality and viability of the Borough's shopping centres by encouraging and controlling the type and location of retail and non-retail development to benefit the retailing activities of the centres.	The site already has an established C3 use and this policy is no longer relevant. The additional residents will help to support Bury Town Centre.
S2/2 - Prime Shopping Areas and Frontages Within prime shopping areas identified in the Borough's town centres, the Council will seek to maintain retailing (Class A1) as the predominant land use at ground floor level. Proposals for change of use or redevelopment within these areas will be assessed on their merits and by taking into account the following factors: • the design and appearance of the proposed frontage; • the maintenance or provision of a display window at ground floor level, where appropriate; • access for the mobility impaired, where appropriate and through negotiation with the developer; • whether the proposal will give rise to disturbance or nuisance; In addition, where a proposal would lead to more than 10% of any identified prime shopping frontage being in non-retail (Class A1) use, the Council will also take into account the following factors: • the location and prominence of the proposal within the prime shopping frontage; • the number, distribution and proximity of other premises in non-retail (Class A1) use or with planning permission for such uses; • the particular nature and character of the use proposed, including the level of activity associated with it.	The site already has an established C3 use and this policy is no longer relevant. The additional residents will help to support Bury Town Centre.

S2/3 - Secondary Shopping Areas and Frontages 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. Proposals for change of use or redevelopment within these areas will be assessed on their merits and by taking into account the following factors: • the design and appearance of the proposed frontage; • the maintenance or provision of a display window at ground floor level, where appropriate; • access for the mobility impaired, where appropriate and through negotiation with the developer; • whether the proposals will give rise to disturbance or nuisance; In addition, where a proposal would lead to more than 40% of any identified secondary shopping frontage being in non-retail (Class A1) use, the Council will also take into account the following factors: • the location and prominence of the proposal within the secondary shopping frontage; • the number, distribution, and proximity of other premises in non-retail (Class A1) use or with planning permission for such uses; • the particular nature and character of the use proposed, including the level of activity associated with it.	The site already has an established C3 use and this policy is no longer relevant. The additional residents will help to support Bury Town Centre.
Policy – Transportation	Compliance
HT2/4 - Car Parking and New Development The Council will require all applications for development to make adequate provision for their car parking and servicing requirements in accordance with the Council's car parking standards	Parking is not provided, however given the highly sustainable location with excellent public transport links and nearby parking facilities, there is no requirement to make this provision.

HT4 - NEW DEVELOPMENT In considering the location of new or intensified development, the Council will encourage proposals which: • support the principles of sustainable development; • assist the implementation of a balanced transportation strategy; • minimise the environmental impact of traffic. In particular, new development will be encouraged where use can be made of public transport or spare capacity in the existing highway network, provided that this is also in accordance with other policies of the Plan.	The proposals support the principles of sustainable development and provide much needed housing in an area that would benefit from increased custom. The site is highly accessible and residents would be expected to make use of public transport.
Policy – Town Centres	Compliance
TC1 - TOWN CENTRES The Council will seek to protect, maintain and improve the town centres of Bury, Ramsbottom, Radcliffe and Prestwich.	The site already has an established C3 use and this policy is no longer relevant. The additional residents will help to support Bury Town Centre.
TC2 - TOWN CENTRE ENHANCEMENT AND DEVELOPMENT The Borough's town centres will be encouraged to develop as the principal focal points for cultural, leisure, business, professional services, commercial and retailing activities. Development proposals which would have a detrimental effect on the vitality and viability of these centres will not be permitted.	The site already has an established C3 use and this policy is no longer relevant. The additional residents will help to support Bury Town Centre.
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.	The site already has an established C3 use and this policy is no longer relevant. The additional residents will help to support Bury Town Centre. The proposals however utilise underused existing space within the existing building to provide three additional apartments.
TC2/2 - Mixed Use Development	The site already has an established C3 use and the use is fully compatible with the town centre.

The Council will encourage and support compatible mixed use development within the town centres.	
TC3 - BURY TOWN CENTRE The Council will be particularly concerned to bring forward, promote and support proposals to expand and enhance Bury Town Centre, in order to maintain its role as an important centre of sub-regional significance.	Before the MA consent, the site had been vacant since Covid and requires significant investment to ensure it can be brought back into use. The developer seeks to bring the site back into use with improvements to ensure it can remain in use long term. The proposals will therefore enhance Bury Town Centre and bring much needed long term custom to the struggling town centre.