

PLANNING STATEMENT

Change of Use of Former Rose & Crown Public House to Three Self-Contained Apartments

Site: Rose & Crown, 36 Manchester Old Road, Bury, BL9 0TR

Planning Application: 73392

Proposal: Change of use from former public house (Sui Generis) to three self-contained residential apartments

Proposed accommodation: One ground-floor apartment and two first-floor apartments

1. Introduction

This Planning Statement has been prepared in support of the revised proposal for the change of use of the former Rose & Crown public house at 36 Manchester Old Road, Bury, to three self-contained residential apartments.

The revised proposal comprises:

- one self-contained apartment at ground-floor level; and
- two self-contained apartments at first-floor level.

The proposal represents the sustainable reuse of an existing vacant building within an established urban and predominantly residential area and would provide three permanent residential homes.

The proposal has been reduced from the previously submitted four-apartment scheme following discussions with Bury Council.

The applicant has therefore amended the proposal to three apartments and seeks to address the matters identified by the Council through this statement and the accompanying revised plans.

2. The Former Rose & Crown

The application property is the former Rose & Crown public house at 36 Manchester Old Road, Bury.

The property is a two-storey corner building which historically operated as a public house.

The premises are no longer operating as a public house.

Independent CAMRA records confirm that the Rose & Crown closed on **12 September 2025** and is recorded as "**Closed Long Term.**"

The property has therefore ceased to provide an operating public-house facility to the local community.

The former public house has subsequently been marketed commercially. Savills' particulars describe the property as a corner public house and confirm that the immediate locality is residential in nature, with the surrounding area predominantly comprising terraced houses.

The Savills particulars also confirm that the freehold was marketed with vacant possession.

This evidence demonstrates that the application relates to the reuse of an existing vacant commercial premises rather than the displacement of an actively trading public house.

3. Revised Three-Apartment Proposal

The revised proposal comprises three conventional, self-contained residential apartments:

Ground Floor

Apartment 1

First Floor

Apartment 2

Apartment 3

The proposal is not for an HMO, supported accommodation or other intensive form of residential occupation.

Each apartment would be a self-contained C3 residential unit providing permanent accommodation.

The number of units has been deliberately reduced from four to three in response to the Council's concerns.

4. Council's Position

The applicant has sought to work constructively with the Council during the consideration of the application.

5. Policy HC6 – Retention of Key Community Facilities

The applicant has carefully considered the amended National Planning Policy Framework published on 17 August 2026 and, in particular, Policy HC6 concerning the retention of key community facilities and public service infrastructure.

The applicant recognises that public houses are identified as community facilities and that planning policy seeks to prevent the unnecessary loss of valued facilities.

The applicant has also considered the specific requirement within HC6 concerning the marketing of a public house where the loss is justified on the basis that the facility is no longer commercially viable.

The applicant does **not** seek to rely solely upon an assertion that the Rose & Crown is commercially unviable.

Instead, the application considers the policy as a whole and relies principally upon the fact that:

1. the Rose & Crown has ceased trading and is recorded as closed long term;
2. the Rose & Crown is not the last public house serving the relevant local area;
3. there is substantial alternative public-house provision within the surrounding area; and
4. the loss of the former premises would not materially diminish local residents' access to public-house or comparable community provision.

The marketing evidence available for the property is submitted as supporting evidence of the property's history and circumstances. The applicant does not, however, make an unsupported assertion regarding the duration or outcome of a 12-month marketing exercise.

Alternative Public-House Provision

There is clear evidence that the local area continues to be served by a number of established public houses and licensed venues.

The following premises provide relevant alternative provision:

6.1 Staff of Life

213 Manchester Road, Bury, BL9 9HJ

CAMRA currently records the Staff of Life as **Open**.

The premises are identified as a pub at 213 Manchester Road and provide a range of facilities associated with a conventional community public house.

The Staff of Life is particularly relevant because it is located on Manchester Road and therefore provides alternative public-house provision within the same general urban locality as the application property.

6.2 Knowsley

46 Haymarket Street, Bury, BL9 0AY

The Knowsley is an established town-centre public house.

Current 2026 information confirms that the premises continue to operate as a public house providing food, sports television, entertainment and other facilities associated with a conventional pub.

Bury Council's licensing register also confirms a current premises licence for the Knowsley.

6.3 The Art Picture House

Haymarket Street, Bury, BL9 0AY

The Art Picture House is an established Wetherspoon public house in Bury town centre.

Bury Council's licensing register confirms a current premises licence for the premises, including permission for alcohol sales, entertainment and late-night refreshment.

6.4 The Robert Peel

10 Market Place, Bury, BL9 0LD

The Robert Peel is an established Bury town-centre public house.

Current CAMRA information records the premises as open and operating.

6.5 Old White Lion

6 Bolton Street, Bury, BL9 0LQ

The Old White Lion is an established Bury town-centre public house.

Current CAMRA information records the premises as open and operating, with facilities associated with a conventional public house.

6.6 The Clarence

2 Silver Street, Bury, BL9 0EX

The Clarence provides further public-house and licensed provision within central Bury.

Bury Council's licensing register confirms a current premises licence for the premises.

7. Effect of the Loss on Local Community Provision

The Rose & Crown is not the only public house serving the local community.

There are multiple alternative public houses within the wider local area, including the Staff of Life, Knowsley, Art Picture House, Robert Peel, Old White Lion and The Clarence.

These premises provide residents with access to the types of services and facilities ordinarily associated with public houses, including food, drink, social space, entertainment and community interaction.

The Rose & Crown itself is currently closed and therefore does not provide an active public-house service.

The proposed development would therefore not result in the local community being deprived of access to public-house provision.

The applicant considers that the loss of the former Rose & Crown would not materially diminish access to this type of community facility.

This is an important consideration in applying Policy HC6.

8. Marketing and Commercial History

The applicant acknowledges the specific marketing provisions contained within HC6.

The applicant has not been able to obtain a formal statement from the former marketing agent confirming the precise duration and outcome of the property's marketing campaign.

Accordingly, the applicant does not seek to state that the property was continuously marketed for 12 months unless the Council is able to verify that fact from its own records or the available commercial marketing material.

There is nevertheless independent evidence that the property was exposed to the commercial property market.

Savills marketed the property as the Rose & Crown public house and the particulars indicate that the property was offered with vacant possession.

The marketing particulars also described the immediate locality as residential in nature and predominantly comprising terraced housing.

This evidence is submitted to demonstrate the commercial history and circumstances of the property.

The applicant's principal case under HC6 is, however, that the Rose & Crown is not the last public house serving the local area and that sufficient alternative provision remains available.

9. Residential Character of the Area

The proposed residential use is compatible with the established character of the surrounding area.

The Savills commercial particulars specifically describe the immediate locality as **residential in nature**, with the surrounding area predominantly comprising terraced houses.

The proposal would therefore introduce residential accommodation into an area where residential use is already the predominant character.

The development would reuse the existing building rather than introduce an unrelated use into a predominantly residential neighbourhood.

10. Residential Use and the Council's Position

The Council's latest correspondence is particularly relevant to the revised proposal.

The Planning Officer has confirmed that the application may be amended to provide **either two or three flats**, subject to appropriate justification regarding parking and private amenity space.

The applicant has accepted that position and has amended the proposal to three apartments.

The applicant does not suggest that three apartments have already been formally approved.

Rather, the significance of the Council's correspondence is that it identifies a three-apartment residential scheme as an appropriate route for resolving the current application, subject to the remaining planning considerations.

The current proposal follows that route.

11. Parking

The applicant acknowledges that the property does not provide dedicated off-street parking.

The building is an existing, constrained urban property which historically operated as a public house and was not designed as a purpose-built residential development with individual parking spaces.

The revised scheme reduces the number of dwellings from four to three, thereby reducing the potential parking demand.

The site is also situated within the established urban area of Bury and close to the town centre, where residents have access to public transport and a range of local services and facilities.

The absence of dedicated parking should therefore be considered in the context of:

- the existing developed nature of the site;
- the conversion of an existing building;
- the reduction from four units to three;
- the site's urban location;
- access to public transport;
- proximity to shops and services; and
- the benefits of bringing a vacant building back into productive use.

The applicant is willing to provide appropriate cycle storage where this can reasonably be accommodated within the revised layout.

12. Private Amenity Space

The applicant acknowledges the Council's concern regarding the absence of private amenity space.

The property is an existing former public house on a constrained urban site and was not designed with private residential gardens or balconies.

The applicant has responded directly to this concern by reducing the proposal from four apartments to three.

The lower number of units reduces the intensity of residential occupation and allows the available external space to be used more effectively.

Where reasonably possible, the applicant will provide an appropriate communal/external amenity area within the constraints of the existing site.

The absence of conventional private gardens should be considered in the context of:

- the existing urban form;
- the conversion of an existing building;
- the predominantly residential character of the locality;
- the site's proximity to Bury town centre;
- access to existing public spaces and recreational facilities; and
- the reduction in development intensity from four to three apartments.

13. Internal Accommodation and Outlook

The applicant has taken account of the Council's concerns regarding the previous four-apartment layout.

The revised three-apartment arrangement provides greater flexibility to ensure that each apartment achieves an appropriate standard of accommodation.

The revised plans will ensure that:

- habitable rooms have an appropriate outlook;
- principal habitable rooms do not rely upon an unacceptable outlook directly onto bin storage;
- kitchen/dining areas have an appropriate relationship with external space; and
- the internal layout provides satisfactory living accommodation.

The specific concerns raised by the Planning Officer regarding the previous Apartment 1 arrangement will therefore be addressed through the revised plans.

14. Bin Storage

The applicant acknowledges the Council's requirements regarding bin storage.

The previous correspondence identified the following requirements for the four-apartment proposal:

- 1 x 1100 litre general waste bin;
- 1 x 660 litre paper/card bin; and
- 1 x 660 litre glass/cans/plastics bin.

The current proposal is for three apartments rather than four.

The applicant will provide bin storage in accordance with the requirements confirmed by Bury Council's waste management service for the revised three-unit development.

The final bin storage arrangement will be positioned so that it does not result in an unacceptable outlook or residential amenity impact.

15. Sustainable Reuse of Existing Building

The proposal would make efficient use of an existing developed site.

The Rose & Crown is currently vacant and no longer operating as a public house.

The conversion to three apartments would:

- bring the vacant building back into productive use;
- provide three permanent homes;
- reuse existing building fabric;
- make use of existing infrastructure;
- provide housing within an established urban area;
- avoid the need to develop an alternative greenfield site; and
- provide a long-term viable use for the property.

The proposal therefore represents a sustainable form of development.

16. Reduction from Four to Three Apartments

The applicant has responded constructively to the Council's concerns regarding the original four-unit proposal.

The current proposal is materially different from the scheme previously considered.

The revised proposal:

- reduces the number of apartments from four to three;
- provides one ground-floor and two first-floor apartments;
- reduces the intensity of occupation;
- provides greater flexibility to achieve satisfactory internal accommodation;
- allows the outlook concerns to be addressed;
- reduces associated parking demand; and
- reduces the pressure on the available external amenity space.

The applicant has therefore sought to resolve the concerns raised by the Council rather than pursue the original four-unit scheme.

17. Planning Balance

The planning balance supports the revised proposal.

Loss of public house

The Rose & Crown has ceased trading and is independently recorded as closed long term.

Alternative provision

The local area contains multiple established public houses and licensed venues, including the Staff of Life, Knowsley, Art Picture House, Robert Peel, Old White Lion and The Clarence.

The loss of the Rose & Crown would not therefore remove the only public-house facility available to local residents.

Policy HC6

The application has considered the marketing requirements of HC6 but does not rely upon an unsupported assertion concerning a 12-month marketing period.

Instead, the principal case is that substantial alternative public-house provision remains available and that the loss of the Rose & Crown would not materially diminish access to this type of community facility.

Residential character

The immediate locality is predominantly residential.

Housing provision

The proposal provides three permanent residential homes through the reuse of an existing building.

Vacant building

The development brings a vacant former public house back into productive use.

Proportionate development

The proposal has been reduced from four units to three following discussions with the Council.

Council engagement

The revised scheme follows the route expressly identified by the Planning Officer as an option for resolving the current application.

18. Conclusion

The proposal seeks permission for the change of use of the former Rose & Crown public house at 36 Manchester Old Road, Bury, to three self-contained residential apartments comprising one ground-floor apartment and two first-floor apartments.

The Rose & Crown has ceased trading and is independently recorded by CAMRA as closed long term.

The property has also been commercially marketed with vacant possession, while the commercial particulars describe the immediate locality as residential in nature and predominantly comprising terraced housing.

The applicant has carefully considered the requirements of the amended NPPF and Policy HC6.

The applicant acknowledges the importance of protecting valued community facilities and the specific provisions relating to the loss of public houses.

However, the Rose & Crown is not the only public house serving the local area. There remains substantial alternative public-house and licensed provision within Bury, including the Staff of Life, Knowsley, Art Picture House, Robert Peel, Old White Lion and The Clarence.

The applicant therefore considers that the loss of the former Rose & Crown would not materially diminish local residents' access to public-house or comparable community provision.

The proposal also represents the sustainable reuse of an existing vacant building and would provide three permanent homes within an established residential area.

The applicant has responded positively to the Council's concerns regarding the original four-unit proposal and has reduced the development to three apartments, comprising one ground-floor and two first-floor units.

The revised proposal follows the option identified by the Planning Officer and provides a materially lower-intensity form of development.

Having regard to the closure of the former public house, the availability of substantial alternative provision, the predominantly residential character of the locality, the reuse of an existing building and the provision of three permanent homes, the applicant respectfully considers that the revised proposal represents an appropriate and proportionate use of the property.

Planning permission is therefore respectfully requested for the revised three-apartment scheme.

Appendix A – Supporting Evidence

A1 – CAMRA Rose & Crown

Independent CAMRA record confirming that the Rose & Crown closed on 12 September 2025 and is recorded as closed long term.

A2 – Savills Commercial Particulars

Commercial particulars confirming:

- former public-house use;
- commercial marketing;
- vacant possession; and
- predominantly residential character of the immediate locality.

A3 – Staff of Life

Current CAMRA evidence confirming the Staff of Life at 213 Manchester Road is operating as a public house.

A4 – Knowsley

Current CAMRA and Bury Council licensing evidence confirming continuing public-house provision at 46 Haymarket Street.

A5 – Art Picture House

Bury Council licensing evidence confirming current licensed public-house provision at Haymarket Street.

A6 – Robert Peel

Current CAMRA evidence confirming the Robert Peel at Market Place is operating.

A7 – Old White Lion

Current CAMRA and Bury Council evidence confirming continuing public-house provision at Bolton Street.

A8 – The Clarence

Bury Council licensing evidence confirming a current premises licence at Silver Street.

A9 – Council Correspondence

Copy of the Planning Officer's correspondence confirming that the plans and description may be amended to a lower number of flats, specifically two or three, subject to justification concerning parking and private amenity space.

A10 – Revised Three-Apartment Plans

Revised plans showing one ground-floor apartment and two first-floor apartments.