

DELEGATED REPORT

Report by Claire Booth	Date of report: 14/04/2026	Ref: 72061/FUL
Registration: 01/08/2025	LDFC: 25/08/2025	Expiry Date: 26/09/2025
Site Visit: 22/12/2025	Site Notice: N/A	Press Date: 07/08/2025
Objections: 0	Con Area: BURY	Adv Type: CA
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: COUS

Proposal: Change of use of first and second floors from Offices (Class E) to 4 no. Apartments (Class C3); External works/alterations to shop ground floor frontage

Location: 44-48 Bolton Street, Bury, BL9 0LL

Description

The application relates to a two/ three storey building located on the north side of Bolton Street, Bury, that accommodates 3 retail/ Class E units at ground floor and a former Solicitors Office at first floor that is located opposite Castle Leisure Centre.

The ground floor of the building is in use as three retail/ Class E buildings, one of the ground floor units is in use as a Barbers, the central unit, which is proposed to have a new frontage, is in use as a Supermarket and the other unit in use is in use as an accountants office. The first floor of the building was previously in use as a Solicitor's office. The firm that occupied the first floor of the building retired on the 31 October 2025 when the first floor became vacant.

The property has a small rear yard area, which can be accessed through a ground floor door on the rear and externally by the unadopted street at the side of the building.

Part of the application site, the rear of no 48 Bolton Street, the western end of the application site is attached to no 52 Castlecroft Mews, a property in commercial use. Therefore, to the rear of the application site are other buildings in a commercial use which occupy nos. 50, 50 a-c and 52 Bolton Street.

Between the eastern gable end of the application site and no. 44 Bolton Street is a vehicle access to businesses to the rear of the application site and the car parks associated with nos. 34-40 (even) Bolton Street.

Planning Permission is sought for the change of use of first and second floors of the property from Offices (Class E) to 4 no. Apartments (Class C3) and for external works/alterations.

The proposal seeks to replace the shop frontage of the central unit, in use as a Supermarket, and to create both a reduced central shop and frontage to re-create an access from Bolton Street up to the proposed first floor apartments. The proposal also seeks to use part of the existing central retail unit to create a corridor to enable both the owners/ operators of the Supermarket/ central Class E unit, and future occupants of the proposed first floor apartments to access the rear yard area where a covered and enclosed Bike Store is proposed along with a number of refuse bins.

The proposed apartments would be located on the upper floors of the building, with Apartments 1 and 2 being on the first floor of the building, and each being 2 bedroom apartments, and apartments 3 and 4 being on the third floor of the building. These third

floor apartments would be one-bedroom apartments.

Relevant Planning History

66495 - Change of use from first floor residential flat to offices - Approved with Conditions 19/04/2021

Crompton House (application site)

54885 - Proposal A: 2 No. non-illuminated fascia signs; vinyl lettering to first and second floor windows. Proposal B: 2 No. non-illuminated projecting signs.

Publicity

A site notice was erected outside the building on the 22 December 2025. 20 neighbouring properties were also notified by letter.

One representation has been received which advises the road adjoining the right sided gable wall of the building provides access to neighbouring businesses and a car park serving local businesses and states that It will, therefore, be essential that any works associated with the proposed alterations to the building do not obstruct this access.

Statutory/Non-Statutory Consultations

Traffic Section - No objections, subject to satisfactory bin storage and collection can be achieved.

Conservation Officer - Initially objected. On receipt of amendments, verbally advised that the proposed timber sliding sash windows are welcomed however, raises objections to the proposed re-rendering of the building with cement.

Adult Care Services - No comments or observations received.

Environmental Health - Pollution Control - No objections, subject to a condition securing sound proofing of the external front and side wall.

Waste Management - No comments or observations.

Greater Manchester Police - design for security - No objections to the proposed change of use to apartments, subject to a condition securing a Crime Prevention Plan. They did raise concerns about the lack of access from the property to the rear yard area and storing bicycles in this space, which is not directly overlooked from all floors.

To address this concern, amended plans have been received creating a route from the upper floors directly into the rear yard area. The amended plans received also reduced the number of apartments from 5 to 4 and therefore all 4 proposed apartments now have an outlook from the front and to the rear over the rear yard area. Their concerns have therefore been addressed.

Pre-start Conditions - The agent has agreed to all the conditions recommended.

Development Plan and Policies

S1/1	Shopping in Bury Town Centre
S2/3	Secondary Shopping Areas and Frontages
TC2/1	Upper Floors
TC2/2	Mixed Use Development
H2/4	Conversions
EN1/2	Townscape and Built Design
EN2/1	Character of Conservation Areas
EN7/2	Noise Pollution
EN2/2	Conservation Area Control
H2/1	The Form of New Residential Development

H2/2	The Layout of New Residential Development
JP-C1	Our Integrated Network
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-C8	Transport Requirements of New Development
JP-P1	Sustainable Places
JP-P2	Heritage
JP-S1	Sustainable Development
JP-S2	Carbon and Energy
JP-S3	Heat and Energy Networks
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act 2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

- The elimination of discrimination, harassment and victimisation;
- The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;
- The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Assessment

Principle of Development

The application site is within Bury Town Centre and Bolton Street is defined as a Secondary Shopping Area within the adopted Development Plan.

The three Class E ground floor uses occupying the ground floor of the application building would remain as a result of the proposed development, although the central unit, in use as a supermarket which is currently closed due to being closed by the Council's Trading Standards department for selling counterfeit goods. It is the central property where changes are proposed to facilitate the proposed development.

The proposed development seeks the change of use of the first floor of this building to create 4 self-contained apartments within this location is a matter to be considered.

The application site is located on a secondary shopping frontage within Bury and the first floor of the property was last used as Solicitor offices. UDP Policy S2/3 is therefore to be considered and, and if relevant, SPD14.

Policy S2/3 seeks to retain retail uses (Class A1), now Class E uses, at ground floor level. This proposal seeks to retain the Class E uses present within the three ground floor Class E use units. The proposal therefore complies with the requirements of UDP Policy S2/3.

In terms of the loss of the vacant office space at first floor level; this office appears to have been accessed via the existing doorway present on Bolton Street adjacent to the middle unit. The first floor office does not have a dedicated frontage on the street and three retail and commercial units falling within Use Class E remain to occupy the Bolton Street frontage of the site. The Solicitor's Office was also in the former A2 (Financial and professional Services) use. The loss of the first floor office use would therefore not be demonstrably harmful to the secondary shopping frontage of Bolton Street.

The NPPF supports Town Centre living. Given the Town Centre location of the application site, and that the site is in walking distance of all the shops in Bury Town Centre, the Bus Station and the Tram Station, this location is considered to be in a highly accessible area and therefore the proposal for 4 residential apartments is acceptable in principle.

The proposal would also comply with town centre policies UDP TC/1: Upper Floors in promoting the sustainable and viable occupation of upper floors in Town Centres.

Having due regard to all of the matters discussed above, the proposal to change the use of the first floor from an office use to a Town Centre living use, is acceptable in principle.

Site's location within a Conservation Area

The application site is within Bury Town Centre conservation area. The conservation area is on the Historic England Heritage at Risk Register.

The Bolton Street area of the conservation area is characterised by 19th century three storey brick and slate dwellings and commercial premises. This character illustrates the evolution of the town centre from a market town into a commercial centre.

As stated, this Conservation Area is on the Historic England Heritage at Risk register. Part of this assessment of risk is caused by inappropriate alterations to buildings consisting of inappropriate alterations to shop fronts, inappropriate advertisements and the addition of non-historic render. All of these elements of inappropriate development and advertisement display do not preserve the character or appearance of the conservation area representing a loss significance to the character and appearance of it.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 states: In the exercise, with respect to any buildings or other land in a conservation area, of any of the provisions mentioned in subsection (2), special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Paragraph 202 of the National Planning Policy Framework (NPPF) states that heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 210 of the NPPF states in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 212 of the NPPF states when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

Paragraph 213 of the NPPF states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

Paragraph 215 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 219 of the NPPF 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. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

Paragraph 220 of the NPPF states that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other

element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

The application building has a run down appearance due to its render being discoloured, old adverts still being on the building and due to the central unit and the unit on the corner of the side street having modern shop fronts which detract from the traditional historic character of the conservation area.

There is no objection to the proposed change of the use of the upper floors to a residential use. This would comply with town centre policy of the UDP in promoting the sustainable and viable occupation of upper floors, and in this case making a contribution to preserving the character and appearance of the conservation area.

The proposed alterations to the ground floor shop fronts are considered to be acceptable subject to a condition being added to any consent to secure detailed design of the proposed timber shop front before the commencement of any development. This is in accordance with paragraph 219 of the NPPF to enhance or better reveal the significance of the conservation area. Such a condition is duly recommended.

The Council's Conservation Officer has recommended that the upper floors, to all elevations should not be re-rendered if the existing render is to be removed, as re-rendering with cement render would not preserve or enhance the character or appearance of the conservation area or better reveal its significance as required by paragraph 219 of the NPPF. The exposed brickwork should be cleaned and re-pointed and left exposed. The applicant has stated that they are not willing, due to costs, to re-render or re-point in lime.

Given the above, the proposal would result in a moderate level of less than substantial harm to the conservation area, this designated heritage asset. The NPPF is clear that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The public benefits of this proposal include the refurbishment of a building that currently detracts from visual amenity, the replacement of a modern shop front with a traditional timber shop front, the visual enhancement of the upper floors of the building by the replacement of the existing UPVC windows with timber sliding sash windows and the removal of the advertisements positioned on the west facing gable of the building would result in an enhancement to the visual appearance of the property within the street scene and the character and appearance of the conservation area. Whilst acknowledging that cement render is not a traditional building, the enhancements identified to the appearance of the building and the character of the conservation outweigh the harm identified. The proposal therefore complies with the requirements set out in paragraph 215 of the NPPF and policies EN2/1 - Character of Conservation Areas and EN2/2: Conservation Area Control.

Design and Layout

UDP Policy EN1/2 - Townscape and Built Design seeks to ensure development is suitably designed. UDP H2/1 and H2/2 concern themselves with both the form and layout of new residential development. UDP Policy H2/4 specifically concerns itself with the conversion of buildings into two or more self-contained units. Section 12 of the National Planning Policy Framework seeks LPAs to secure well-designed development.

Throughout the course of this application the number of the proposed self-contained units has been reduced from 5 apartments to 4 no. apartments; an internal corridor has been

created at ground floor level within the central retail/Class E unit to enable the ground floor retail unit and the occupiers of the 4 proposed apartments to all access the rear service yard, where a sufficient number of refuse bins for the existing ground floor and proposed first floor uses to use and a covered and secure cycle store are to be sited to encourage occupiers of the first floor to use all active travel modes.

As a result of the amended plans received, the proposed design and layout of the proposed development is considered to accord with the requirements of UDP Policies H2/1, H2/2 and H2/4.

Highway Safety and Active Travel provision

UDP Policy HT2/4: Car Parking and New Development and PfE Policy JP-C8: Transport Requirements of New Development both seek to ensure, amongst other things, a satisfactory level of car parking provision, ensuring that car parking provision is well integrated and unobtrusive, so it supports the street scene; and ensuring new developments make adequate car parking provision, including for disabled drivers and passengers.

SPD11: Parking Standards in Bury sets car and cycle parking standards. In this case, the application site falls within Parking Zone 1, a highly sustainable location, and therefore no car parking is required within this area, other than a disabled parking bay. As the proposal is at first floor which currently has, and would have, no access for physically disabled persons, there is no requirement to provide a disabled parking space at these premises. This property also has no dedicated parking area for its current and former uses.

In terms of covered and secure cycle parking provision, SPD11 requires 1 secure, covered cycle storage space per unit. During the course of this application the applicant has demonstrated that a black coloured covered and secure cycle parking store could be accommodated within the rear yard area. The proposal thus accords with this requirement of SPD11.

Taking account of the above, the proposal is considered to accord with UDP Policy EN1/2 - Townscape and Built Design and the servicing requirements of PfE Policy JP-C8.

Impact on neighbouring and adjoining businesses

Paragraph 193 of the NPPF advises that Planning decisions should ensure that new development can be integrated effectively with existing businesses and that existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established, and where they do, the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.

To safeguard existing neighbouring businesses from complaints relating to noise pollution, the Council's Public Protection team has advised that the floor and all elevations of the building shall be fitted with south proofing. This will be secured via a planning condition. Subject to the imposition of such a condition, the proposal would integrate effectively with existing businesses and that existing businesses and facilities would not have unreasonable restrictions placed on them as a result of development permitted after they were established, as a result of this development, in accordance with the recommendations of the NPPF.

Amenity of Future Occupiers

Paragraph 135 of the NPPF states planning decisions should create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users

PfE Policy JP-H3: Type, Size and Design of New Housing comply with the nationally described space standards. Each apartment, as amended will ensure each apartment

exceeds the national minimum space standards.

The amended proposals have secured 4 apartments where future occupants will have an outlook from either windows located on the front, rear or eastern sides of the application site. All windows now proposed serve all proposed habitable rooms i.e. within their bedrooms and Lounge areas. The proposal has been designed to utilise all existing window openings. Moreover, to ensure a well-designed development an internal egress has been created on the ground floor which will allow future first floor occupiers to dispose of their rubbish within bins stored within the rear yard area and to access their bicycles, from the covered and secured bike store within the rear yard area.

Impact on nearby neighbours

UDP Policy EN/2 - Townscape and Built Design, considers the relationship of the proposal to the surrounding area.

The application site is a detached building that is in use for Class E and according to the Council's National and Local Land Gazetteer, there are no apartments attached to, or in close proximity to neighbouring dwellings. The proposal is therefore acceptable in this regard.

Design and Security

Paragraph 135f) also required planning decisions should ensure where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Greater Manchester Police, Secure by Design Officers objected to the proposals as initially submitted as there was no direct access into the rear yard area and the rear yard area, where bikes are to be stored within a covered and secure bike store, was not overlooked by all proposed apartments. The amended proposals have addressed all these matters and thus the proposals accord with UDP Policy EN1/5 and NPPF paragraph 135.

Carbon and Energy

PfE Policy JP-S2: 'Carbon and Energy' seeks Greater Manchester to become carbon neutral by 2038. As an interim measure, it states development should be consistent with the 2022 Part L Building Regulations.

In compliance with PfE Policy JP-S2 the development seeks to minimise energy demand and maximise energy efficiency through the following measures:

1. Enhanced building fabric to meet the new Building Regulation ADL1B 2021.
2. Enhanced air tightness.
3. Efficient continuous extract ventilation system using MEV will be provided to the dwelling conversions.
4. Heating and hot water to be from highly efficient gas combi boilers.
5. Efficient lighting strategy primarily using LED type fittings.

Given the site is very constrained by its small rear yard area, being sited between neighbouring businesses and being located within a Conservation Area, along with the proposals utilising space within an existing building, the proposal accords with the PfE Policy JP-S2.

Digital Connectivity

Policy JP-C2: Digital Connectivity seeks to support affordable, high quality, digital infrastructure in the form of providing full fibre broadband to premises.

In compliance with Policy JP-C2 the development will support high quality digital infrastructure through fibre optic cables will be installed to the property as and when available, ensuring super fast internet connections with a minimum speed of 500 Mbps. Any

updates on availability of Wi-Fi will be enthusiastically pursued guaranteeing consistent high-quality internet coverage to all areas to facilitate the applicants existing business. Accordingly, compliance with Policy JP-C2 is achieved.

Biodiversity Net Gain

As the application was made after 2 April 2024, it is subject to the provisions in Schedule 7A of the Town and Country Planning Act 1990 (the Act) relating to “Biodiversity Net Gain in England” which “makes provision for grants of planning permission in England to be subject to a condition to secure that the biodiversity gain objective is met”. The general condition of planning permission relating to biodiversity gain is set out in paragraph 13(2) to Schedule 7A of the Act and states that:

- (2) The condition is that the development may not be begun unless—
- (a) a biodiversity gain plan has been submitted to the planning authority (see paragraph 14), and
 - (b) the planning authority has approved the plan (see paragraph 15).

However, there are specific exemptions from biodiversity net gain for certain types of development. These exemptions are set out in paragraph 17 of Schedule 7A of the Act and the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Officers consider the proposal to be “subject to the de minimis exemption (development below the threshold)”. This exemption applies to development that does not impact a priority habitat and impacts less than 25 square metres (e.g. 5m by 5m) of onsite habitat, or 5 metres of linear habitats such as hedgerows.

In this case, as the proposed development would be erected on land/ a roof which is presently a sealed surface and so has a score of 0 in the statutory metric, the development is considered to be subject to the “de minimis exemption” in paragraph 4 of The Biodiversity Gain Requirements (Exemptions) Regulations 2024 as it would not impact a priority habitat and impacts less than 25 square metres (e.g. 5m by 5m) of onsite habitat, or 5 metres of linear habitats. Accordingly, the general condition of planning permission relating to biodiversity gain set out in paragraph 13(2) to Schedule 7A of the Act does not apply in this instance. An informative note explaining this will be attached to the decision notice to meet the requirements in Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Other Matters

There are no other material considerations of note to influence the decision.

Conclusion

For all the above reasons and subject to the recommended planning conditions, the proposal is acceptable and it is therefore recommended that this application be approved, subject to the recommended planning conditions.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The Local Planning Authority worked positively and proactively with the applicant to identify various solutions during the application process to ensure that the proposal comprised sustainable development and would improve the economic, social and environmental conditions of the area and would accord with the development plan. These were incorporated into the scheme and/or have been secured by planning condition. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.

- 2 The development hereby permitted shall be carried out only in accordance with the following approved plans:

Drawing no. PP-14091524v1: Planning Portal Location Plan;
Drawing no. TDS-25-196-03 Rev. B: Proposed Site Plan - received 26/02/2026;
Drawing no. TDS-25-196-04 Rev. A: Proposed Plans - received 02/02/2026; and,
Drawing no. TDS-25-196-05 Rev. A: Proposed Elevations - received 26/02/2026.

Except as provided for by other conditions to this permission, the development shall be carried out in complete accordance with the approved drawings.

Reason. For the avoidance of doubt, to ensure that the development take the agreed form envisaged by the Local Planning Authority when determining the application and to ensure the development preserves the character and appearance of the Conservation Area pursuant to the policies of the Bury Unitary Development Plan, Places for Everyone Joint Development Plan and National Planning Policy Framework.

- 3 No development shall take place unless and until a scheme to soundproof the floor/ceiling between the ground floor and the first floor flats, and the external walls of the building which shall be in accordance with standards of construction specified in current Building Regulations, has been submitted to and approved by the Local Planning Authority. Such works that form the approved scheme shall be completed prior to any of the upper floor apartments hereby approved being occupied.

Reason. The application contains insufficient detail in order to demonstrate that the required scheme would maintain the amenities afforded to existing adjoining and surrounding businesses and the amenities of the future occupiers of the apartment, pursuant to Policy EN7/2 Noise Pollution of the Bury Unitary Development Plan and the National Planning Policy Framework.

- 4 All external joinery including windows and doors and the shop frontage shall be of a timber construction only. Details of their design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority before the windows, doors and new shop frontage hereby approved are installed. The development shall be carried out only in accordance with the agreed details.

Reason. Inadequate details of these matters have been submitted with the application and to ensure the development preserves the character and appearance of the Conservation Area. The proposal therefore fails to comply with the requirements of Policies EN2/1: Character of Conservation Areas and EN2/2: Conservation Area Control of the Bury Unitary Development Plan, Policy JP-P2: Heritage of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 5 In relation to the above condition, trickle vents shall not be inserted into the windows/doors hereby permitted.

Reason. To ensure the development preserves the character and appearance of the Conservation Area in accordance with policies EN2/1: Character of Conservation Areas and EN2/2: Conservation Area Control of the Bury Unitary Development Plan, Policy JP-P2: Heritage of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 6 Development shall not commence until a scheme detailing the colour and finish of the ground floor changes on the Bolton Street elevation of the application site, as indicated within the approved plans, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the approved scheme has been completed. The approved colour shall thereafter be retained and maintained for the lifetime of the development.

Reason. In the interests of visual amenity and the character and appearance of the conservation area, in accordance policies EN2/1: Character of Conservation Areas and EN2/2: Conservation Area Control of the Bury Unitary Development Plan, Policy JP-P2: Heritage of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 7 Before they are installed, full details of the siting, appearance and materials to be used in the construction of all extractor vents, heater flues, meter boxes, airbricks, soil and vent pipes, rainwater goods or any other external accretion shall be submitted to and agreed in writing by the Local Planning Authority. The details should include their size, colour and position on the building. The works shall be carried out only in accordance with the agreed details.

Reason. Inadequate details of these matters have been submitted with the application and in order to ensure that the works preserve the special architectural and historic interest of the Conservation Area in accordance with policies EN2/1: Character of Conservation Areas and EN2/2: Conservation Area Control of the Bury Unitary Development Plan, Policy JP-P2: Heritage of the Greater Manchester Places for Everyone Joint Development Plan and the National Planning Policy Framework.

- 8 The bin storage facilities and the black coloured covered and secure cycle storage provision within the within the rear yard area and indicated on the approved plans shall be implemented and made available for use to the written satisfaction of the Local Planning Authority prior to the use hereby approved commencing and thereafter be available for use at all times.

Reason. In order to ensure that the development would maintain adequate facilities for the storage of domestic waste, including recycling containers, and sufficient cycle storage provision is secured, in the interests of amenity and to promote modal shift and encourage travel to the site by more sustainable modes of transport in accordance with Policies JP-C6: 'Walking and Cycling' and JP-C8: Transport Requirements of New Development of the Places for Everyone Joint Development Plan.

- 9 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, or any equivalent Order following the revocation and re-enactment thereof (with or without modification), the ground floor of the building shall remain as 3 separate units operating within Class E of the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification) and the 4 no. self-contained apartments located on the

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first and second floors of the building shall be used for Class C3(a) purposes only and for no other purpose (including any other purpose in Class C3 of the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking or re-enacting that Order with or without modification)).

Reason. The premises to which this approval relates is in a mixed use and is located on a secondary shopping frontage within Bury Town Centre and in the interests of safeguarding the amenities of neighbouring businesses and to safeguard the amenity of future occupiers, in accordance with Policies S1/1: Shopping in Bury Town Centre, S2/3: Secondary Shopping Frontages, EN7/2: Noise Pollution, H2/2: The Layout of New Residential Development of the Bury Unitary Development Plan and the principles of the National Planning Policy Framework.

* Use Class C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
CB	13/04/2026	HP	14/04/2026