

Bury But Better 2009



BURY COUNCIL



Quarter Updates

12.

In defiance of the rules of geometry, the Bury But Better masterplan originally had seven ‘quarters’. They identified areas of the town centre with a distinctive character and function and have been the basis for the consideration of this masterplan update, although the extent and shape of the quarters have been revised to reflect recent activity and future aspirations. On the following pages we describe each of the quarters, their history and the recent activity in the area. We then set out the issues to be addressed in each quarter, a vision for the future and the projects that should be brought forward within them over the life of the masterplan. The quarters as illustrated on the plan below are:

- **Western Waterside:** Incorporating the former canal terminus and the western gateway.
- **Phoenix Quarter:** A part of the town between the railway line and the River Irwell.
- **Chamberhall:** The proposed development in the valley of the river to the north of the town centre.
- **Historic Core:** The civic and cultural heart of the town.
- **Shopping Quarter:** Including the Mill Gate Centre, the market and The Rock scheme.
- **Eastern Gateway:** Including the York Street, Rochdale Road and Moorgate areas.
- **Southern Gateway:** Including Bury College and Townside.



The map below sets out all recent developments and current proposals (March 2009). The dark green sites are those already under construction, red highlights areas with approved planning consents, which are yet to start on site, the purple are potentially soft areas where change is likely to happen.

Sites under construction:

- 1) The Rock:** This scheme by Thornfield was very much part of the discussions for the original masterplan. However, at that time the eastern part of the scheme was intended to be big box edge of centre retailing with a supermarket. The scheme being currently developed has become an in-town mixed use scheme and is currently under construction.
- 2) Townside (Phase 1):** This was a recommendation of the original plan. Subsequent to the approval of the plan Ask were appointed as developers and are now on

site with the development of office space (for the council), a hotel and a health centre.

- 3) The Fusilier Museum:** The plan proposed the consolidation of cultural uses in the historic core and this important scheme is now almost completed.
- 4) Chamberhall access road:** Proposals for what was then called Bury Ground were developed after the original masterplan. Work on the new access road is almost completed.
- 5) Transport Museum**
Undergoing a major restoration, to reopen with an extended visitor facility in 2009.



Planning consents:

- 6) **Modus Scheme:** A scheme has been approved for a small retail park on Foundry Street.
- 7) **Hornby Buildings:** The Hornby Buildings at the end of The Rock were retained in the original masterplan. However, Thornfield proposes to redevelop them to create a better link between The Rock and The Rock shopping centre. This has planning consent but is planned as a second phase of the scheme.
- 8) **Angouleme Way Kiosk:** Scottish Widows have approval for a small retail scheme on the former petrol station site on Angouleme Way.
- 9) **Police Divisional HQ:** The Police Divisional HQ is to be the first scheme on Chamberhall. This has been approved and is on site.
- 10) **The Green, Chamberhall Business Park:** The former Hesketh Foundry site has planning permission for a 8,000 sq m office scheme by Property Alliance Group. This site is not in Council ownership but will benefit from the new access road.
- 11) **Princess Parade/The Square:** Scottish Widows are progressing a number of small schemes to reconfigure the Mill Gate Centre. Planning consent has been given to glaze over Princess Parade and The Square.
- 12) **York Street area:** The owners of this site have drawn up a mixed use scheme involving the demolition of the existing buildings.
- 13) **First Bus depot:** There have been initial discussions about the development of a supermarket on this site.
- 14) **Fire station:** The fire service are looking to relocate because the current building is reaching the end of its useful life. They have now agreed a site on Chamberhall and the current fire station will become an opportunity site.
- 15) **Telephone Exchange:** Scottish Widows have identified the site for development in their planning and design framework for extension of the Mill Gate Centre.
- 16) **Townside (phase 2):** The planning framework for Townside envisages the scheme continuing across the tram line to Market Street.
- 17) **Chamberhall Business Park:** Similarly the Council have adopted a framework for the development of Chamberhall over a series of phases.
- 18) **Bury College:** The college have commissioned work to explore the expansion of their facilities.
- 19) **Humphrey House, Peel Health Centre, Holy Trinity and St. Marie's Primary Schools**
- 20) **Bury College (Woodbury site)**
- 21) **Former Lascar Works**
- 22) **Castle Armoury**
- 23) **Castle Leisure Centre**
- 24) **Existing Police Divisional HQ**
- 25) **Land East of Wellington Street**

Other opportunity sites:

There are a number of sites around the town centre that may provide redevelopment opportunities in the future.

These developments and opportunities have fed into the revised masterplan. This has been developed by looking in detail at each of the quarters.