

TO: Ms Claire Booth
Planning Officer
Bury Council

BY EMAIL ONLY

29/08/2025

Planning Ref: 71677 - PP-13820063
Planning Officer: Ms Claire Booth

Address: Phoenix Buildings, Workshop, Heywood Road, Prestwich, M25 1FN

Description: Change of use of the ground floor workshop (Class B2) to office (Class E) Addition & alterations to ground floor windows; Addition of disabled parking bay

Registered Consultant: Cranleigh Design Consultants Ltd

RE: PARKING

As previously advised to your department, due to circumstances, we have taken on the role to assist Cranleigh Design Consultants Ltd, with this submission.

I understand that an objection to the application has been received in respect of parking and that the applicant has already submitted an initial response. The following is submitted as clarification and in addition to that already submitted by the Applicant

In reply to my fact finding consultation with the applicant, I received the following from them.

The spaces we created were strips of grass prior to us taking out the grass strips and creating 10 extra spaces, they were for our sole use, however we allow resident parking on these spaces, out of office hours as a good will gesture.

The number of resident parking spaces are the same number as were there when we proposed to upgrade but were on old concrete garage bases, at different levels and were dangerous cars could be driven off the side drops.

We created the side garden to replace the lost grass areas taken up by the extra car parking spaces created.

The majority of cars that park in the residents car parking spaces are not owned by residents of Heywood garden social housing, they have been staff from the car wash, and the private housing around Heywood gardens.

We don't encourage any parking on the yellow spaces in office hours but allow parking out of office hours. We would not encourage parking on pavements in Heywood gardens but it is a major issue at the front due to the car wash and the car MOT station, we have stopped them using spaces on our car parking area but I'm fearful they use the residents car parking spaces.

We never use residents spaces, we are scrupulous in managing the spaces we use.

Even to the extent that there is a sign when entering our building addressed to visitors (staff are fully aware of their need to park in yellow bays) the sign states " if you are a visitor, and have not parked in yellow bays, please return to your car and place it in yellow bayed area.

We had a visit from a planning officer on Tuesday, she was shown all this everything explained in detail and hopefully impressed with the building and our management approach.

In particular response to the actual objection received, the following is submitted. The format follows each point raised with our reply shown in red type:-

The proposed development would result in an intensification of the use of the surrounding roads and shared access to the site which is already inadequate.

To the contrary, the proposed change will result in a different (smaller) type of vehicle being used and the applicant envisages with less frequency - the previous use required deliveries throughout the day of commercial vans and trucks, delivering and picking up as well as domestic vehicles.

Heywood Gardens road usage, even if this is not the official entrance to the building, is a small quiet cul-de-sac and does not have the space to support an increase in number of vehicles likely incurred by office staff and clients.

As stated above the development as is not expected to increase the volume of traffic. The 10 spaces for staff and visitors is considered adequate. The additional 6 spaces set aside for residents remains unchanged in the same position and are not affected by the development.

Currently there is not enough parking to serve the number of residents vehicles as is. Not to mention the additional required parking spaces during working hours for essential council maintenance vehicles when carrying work on the residential estate.

The proposed development does not alter or affect or have a bearing on the residents parking. The applicant currently allows maintenance workers to use the office parking spaces if available,

The problem is further exacerbated by the increased number of people who work from home, utilising these spaces during the working day. I sincerely believe an increase of usage of the Phoenix Buildings, of any scale, will almost certainly result in a loss of amenity for the residents of Heywood Gardens and lead to ongoing conflict.

Again it is stressed that the traffic attending Phoenix Building will reduce in frequency and will reduce from heavy lorries to domestic vehicles

In conclusion we consider that no detrimental impact results from the proposed application. The applicant notes that there is no change in parking provision or location for residents or access to them. The provision of 10 parking spaces is considered more than adequate for the offices and the nature of the vehicles visiting, which will mainly be of a lighter and more domestic type, and less frequent.

Please contact the writer should you wish further clarification/information (07905 766136)

I remain,

Yours sincerely,

Stewart Pearl. MRICS, MCIQB, MASl.