

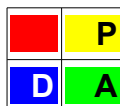
**Change of use of part car showroom (Sui Generis) to retail (Class E(a))
(Class E(g)(i)) plus an extension with retail and separate office accommodation on
the ground floor and separate offices above, plus external alterations**

Performance House, Heywood Street, Bury BL9 7DZ

Planning Statement

Amended 301025

Ref:HK.091025.A.2



October 2025

Prepared by Hartley Planning and Development Associates Ltd

Recent planning history and the proposed development

Performance House is a former car showroom. In August 2022 planning approval was granted for the change of use of part of the building for retail use with an office on the mezzanine above. (application Ref: 68430)

On 28 October 2024, under application **70977** planning permission was approved, subject to conditions, for the remaining part of the car showroom (Sui Generis) to 3 no. retail units (Class E(a)) and an office (Class E(g)(i)) including a single storey extension and external alterations.

On 21 May 2025 planning approval was granted under application No.**71615** for a material amendment to the above to extend the building by 4.25 metres to the side towards the associated car park., the latter application then being a separate full approval in its own right .

In so doing, there would remain 3 retail units and an extension to form an office to the rear, as approved under application Ref:70977

The current proposed is for the same development as under approval No 70615 but for the side extension to have a length of 8.25 metres rather than the approved 4.25 metres and to include a second floor within the roof space of the approved building, like under application 71615, including the now larger proposed extension and to be used for office accommodation.

This application relates to drawings numbered -

Location plan Ref: HK.210724.A.

100/004 Proposed ground floor plan

100/005 Proposed first floor plan

100/006 Proposed roof plan

100/007 Proposed elevations

Planning policies

Planning policy considerations are those which applied to planning approval 70615, where the only difference for the current proposal is that the proposed side extension would be 8.25 metres long rather than the approval for a 4.25 metre side extension.

The land use principle for Application 70615 was accepted, while the design was considered to have no unacceptable aspects upon visual amenities and the character and appearance of the area and would thus accord with Unitary Development Plan (UDP) policies EN1/2, EN1/8, EN7/2 and S2/6

It was also concluded it would accord with the Places for Everyone Joint Development Plan Document for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford And Wigan 2024 (PfE) policy JP-C6 which supports a range of measures to help deliver a higher proportion of journeys by walking and cycling, and with UDP policies EN1/2 and HT6/1 which are concerned to ensure adequate access, parking and service provision and for an environment safe for pedestrians and cyclists.

The current proposal, which essentially is to include a longer extension to that already approved, would accord with these same policies.

Biodiversity Enhancement (BNG)

As with the previous approval under reference No. 70615, the current application would be exempt from the provisions of the Environment Act as the current surface area is all hardstanding.

Car parking and manoeuvring

Proposed car parking provision takes account of the Council's Supplementary Planning Document No. 11 (June 2025) (SPD) for parking requirements:-

Car parking requirements

- Retail (excluding hot food – 1 space for every 100m²(internal spaces) - **From this calculation, 486 sqm = 5 spaces are required.**
- Shops – food retail - As above

- Cafes/restaurant – as above
- Finance/professional - as above
- Offices - 1 space for every 100m²(internal spaces) **First floor office area is 400 sqm = 4 spaces are required**

A total of 15 spaces have been provided, 6 more than the required amount.

Vehicle charging points

- 10% of parking spaces to have 'active charging points and an then 10% to have passing charging points - **We have provided 2 active charging points and 2 passive charging points.**

Parking for people with disabilities

- For two wheeled vehicles for persons with disabilities – For a Ground floor, internal area of over 1,000m², a minimum of 2 spaces - **The ground floor internal area is About 486sq m so we have provided 1 space.**