

**Change of Use of a Vacant Industrial Unit to a Motorcycle MOT
Testing Centre (Use Class B2)**

**Millett Street,
Bury BL9 0JA**

**Design & Access Statement
27st July 2026**

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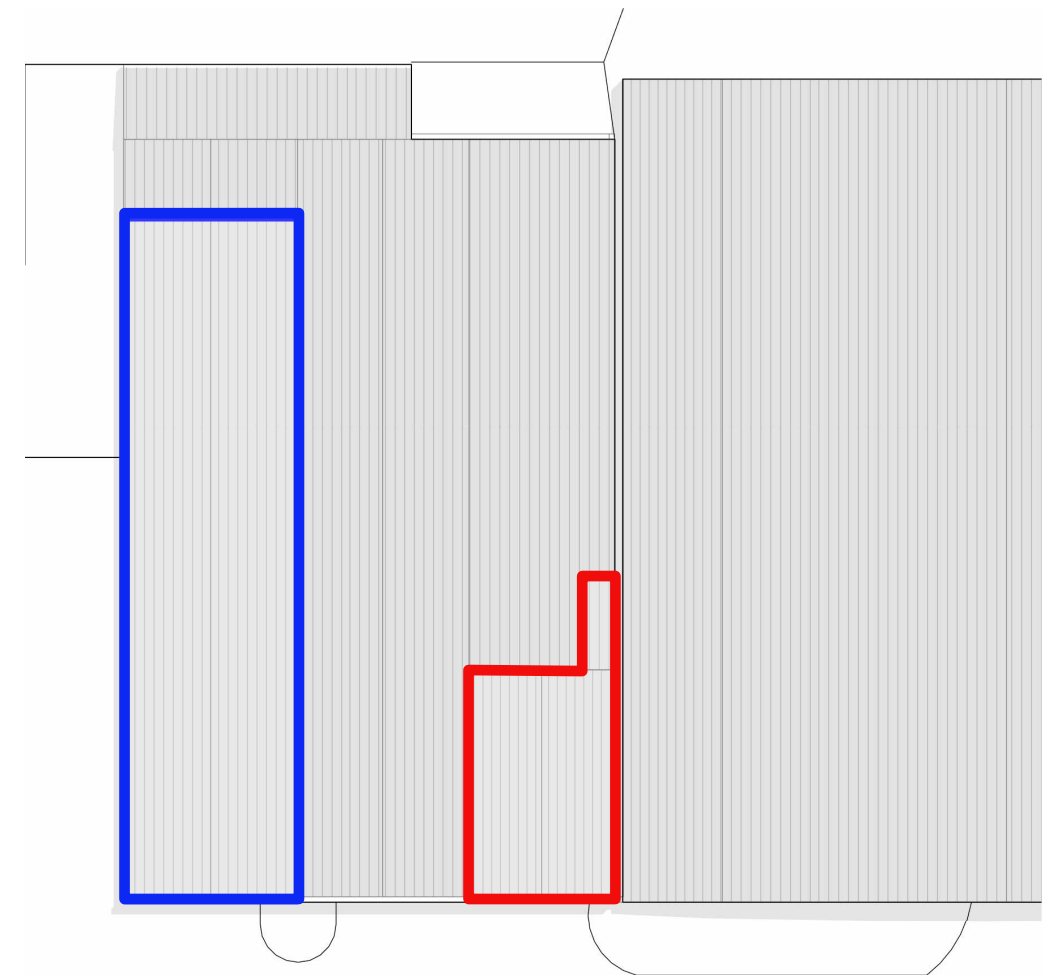


1.1 STATEMENT OVERVIEW

- This Design and Access Statement has been prepared on behalf of Moore Motorcycles & Motors ("the Applicant") in support of a pre-application enquiry for the proposed change of use of a vacant industrial unit to a motorcycle MOT testing centre.
- The proposal seeks to bring a vacant and underutilised unit back into productive use by providing a dedicated motorcycle MOT testing facility. The proposed use would operate as an ancillary function to the Applicant's existing motorcycle sales and repair business, which operates from the adjacent unit denoted in blue.
- The proposed development would make effective use of an existing vacant building, supporting the continued growth of the existing business, creating local employment opportunities and contributing to the ongoing vitality of the wider industrial area.

1.2. DESCRIPTION OF DEVELOPMENT

- The proposed development comprises the change of use and internal adaptation of an existing vacant industrial unit to provide a dedicated motorcycle MOT testing centre.
- The internal layout will be configured to accommodate a motorcycle MOT testing bay together with the associated testing equipment and ancillary operational facilities required to support the proposed use.
- The proposal will retain the existing scale, form and external appearance of the building, with any external alterations limited to those necessary to facilitate the proposed use.
- The development will bring a long-vacant unit back into productive use, providing a specialist motorcycle MOT testing facility that complements the Applicant's existing business within an established commercial and industrial setting.



Existing Site Plan

N/S

- The site application denoted in Red
- The ownership boundary denoted in Blue

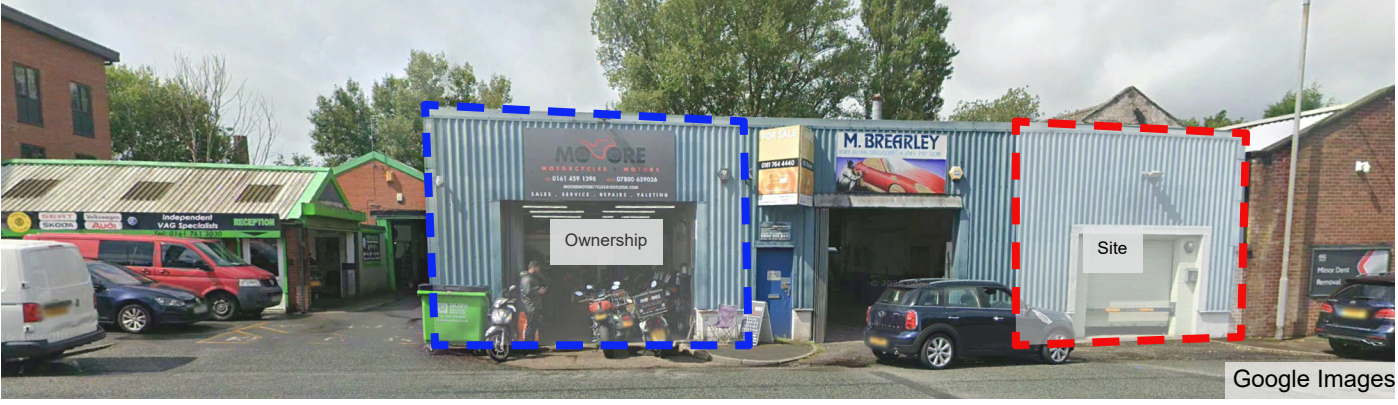
2.0 SITE CONTEXT



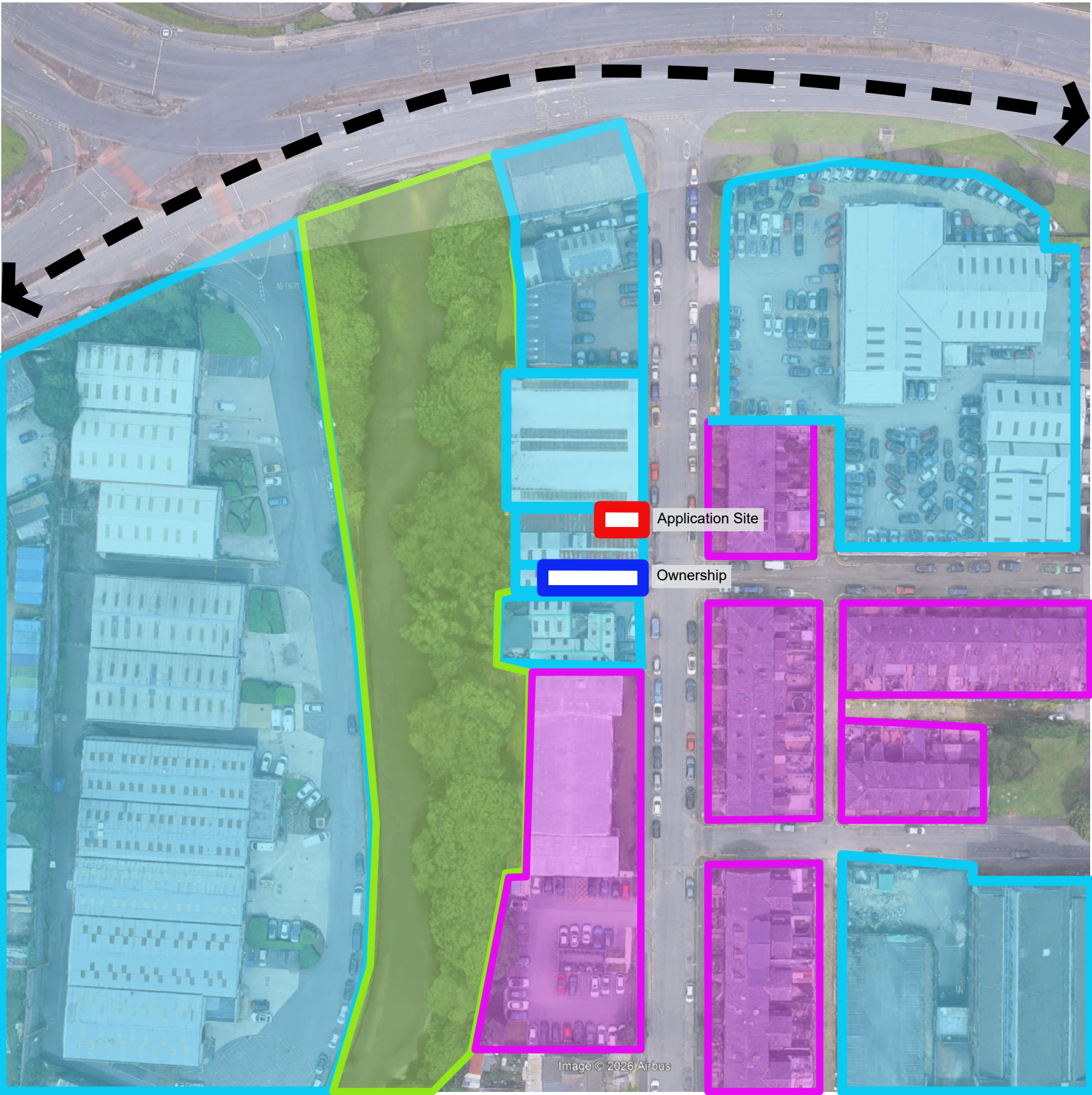
KEY:

- ← Vista direction
- Application Boundary
- Ownership Boundary

- A - Millet Street North
- B - Millet Street North
- C - Millet Street West (Application Site)
- D - Millet Street Southwest



2.0 WIDER SITE EMPLOYMENT



- Green Space / River Irwell
- Residential
- Commerical / Industiral
- Application Boundary
- Bolton Street A58
- Ownership Boundary

The surrounding land uses demonstrate that the application site is located within an established commercial and industrial area comprising a mix of industrial units, vehicle-related businesses, workshops, trade suppliers and warehousing, with a limited number of residential properties located to the south and east.

The site benefits from good access to the strategic highway network via the nearby A58 and is well suited to employment-generating uses. An existing car MOT testing centre already operates within the industrial estate, demonstrating that automotive-related uses are well established within the locality.

The proposed motorcycle MOT testing centre would complement the existing businesses, bringing a vacant unit back into beneficial use whilst remaining compatible with the character and function of the wider employment area.

2.0 SITE CONTEXT

The application site comprises a vacant industrial unit located within an established commercial and industrial area on Millett Street, Bury. The unit has remained vacant for a considerable period and is currently underutilised. The surrounding area is characterised by a mix of industrial, commercial and automotive-related businesses, making it an appropriate location for the proposed motorcycle MOT testing centre.

The site benefits from good access to the local network, and forms part of an established employment area. The Council has confirmed that there is no recorded lawful use class associated with the application unit.

2.1 Planning Context

This pre-application enquiry has been prepared to establish the Council's view on the principle of the proposed change of use to a motorcycle MOT testing centre.

The unit has been vacant for a considerable period, and the Council has confirmed that there is no recorded lawful use class associated with the premises. Consequently, the lawful planning status of the unit cannot be clearly established from the available records.

The proposal seeks to bring the vacant unit back into productive employment use, operating as an ancillary facility to the Applicant's existing motorcycle business. The purpose of this pre-application is to obtain the Council's initial views on the acceptability of the proposed use and to identify any planning considerations that should be addressed prior to the submission of a full planning application.

3.0 PLANNING POLICY

The proposed development has been prepared having regard to the National Planning Policy Framework (NPPF), particularly the objectives relating to supporting sustainable economic growth, making effective use of previously developed land and encouraging the sustainable reuse of existing buildings.

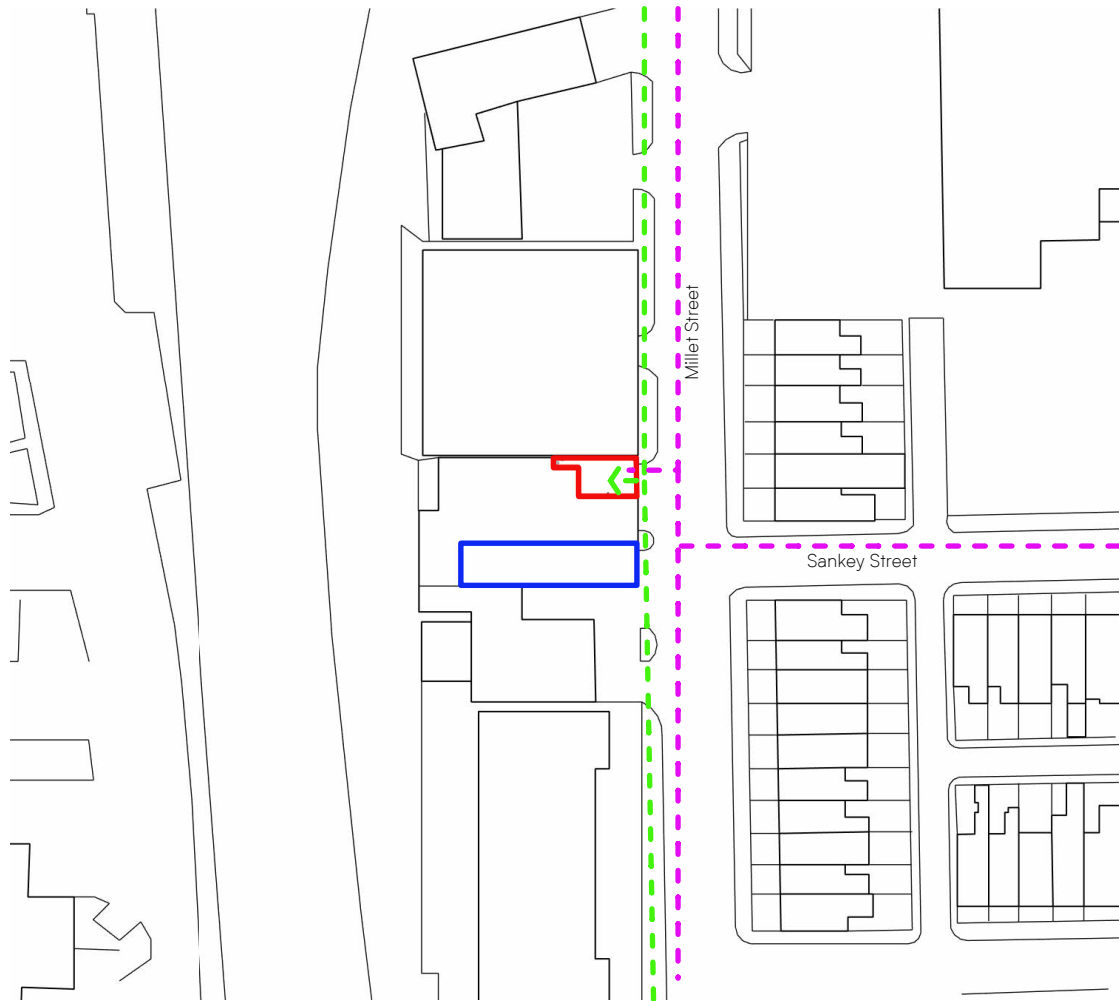
The proposal seeks to secure the beneficial reuse of a vacant industrial unit by providing a motorcycle MOT testing centre that complements the Applicant's existing business and is compatible with the surrounding commercial and industrial uses.

4.0 ACCESS

The application site benefits from existing vehicular and pedestrian access directly from Millett Street. No alterations to the existing access arrangements are proposed as part of the development.

The proposed motorcycle MOT testing centre will utilise the existing access to the unit, allowing safe and convenient access for customers and staff. As illustrated on the accompanying Access Plan, the site is served by existing pedestrian footways

All motorcycles awaiting inspection, undergoing testing or awaiting collection will be stored internally within the unit. Consequently, the proposed use will not place additional pressure on existing on-street parking or the surrounding highway network.



Proposed Access Plan

N/S

Key:

- | | |
|--|----------------------|
| — — — Existing main access to the site | — Application Site |
| — — — Pedestrian walkway | — Ownership Boundary |

5.0 OPERATIONAL USE

The proposed development comprises the change of use of a vacant industrial unit to a dedicated motorcycle MOT testing centre.

The unit will accommodate a single motorcycle MOT testing bay together with the associated testing equipment and storage facilities required to support the day-to-day operation of the business. The proposed facility will operate as an ancillary function to the Applicant's existing motorcycle sales and repair business located within the adjoining unit.

All motorcycles awaiting inspection, undergoing testing or awaiting collection will be stored internally within the unit or adjacent existing unit, ensuring the proposal does not place additional pressure on existing parking provision or the surrounding highway network.

6.0 SCALE, APPEARANCE & MATERIALS

The existing building will be retained, with only minor external works undertaken where necessary to facilitate the proposed use. Any alterations will be sympathetic to the existing industrial character of the building and the surrounding employment area.

The proposal represents the sustainable reuse of an existing commercial building, preserving its established character whilst providing a viable long-term use for the premises.

7.0 ECOLOGY, BIODIVERSITY AND FLOOD RISK

The proposal relates solely to the change of use of an existing building and does not involve any extension to the building footprint or the removal of existing vegetation or habitats.

As the development makes use of an existing previously developed site, it is not anticipated to have any significant adverse effects on ecology or biodiversity.

Any environmental or flood risk considerations identified through the pre-application process will be addressed as part of any subsequent planning application, where required.

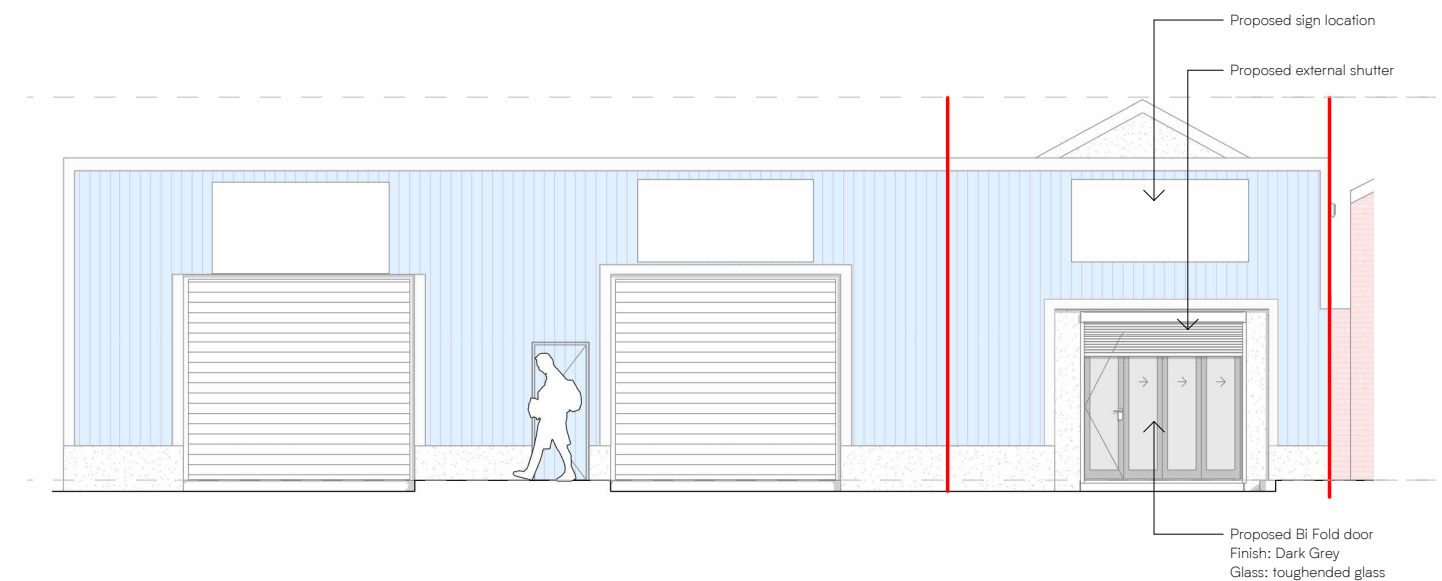
8.0 NOSIE MITIGATION

The proposed motorcycle MOT testing centre will operate with measures in place to minimise noise disturbance to neighbouring occupiers.

The new bi-fold doors will remain closed during MOT testing, helping to contain operational noise within the unit.

Motorcycle MOT testing does not require emissions testing and therefore does not involve prolonged or unnecessary engine revving. Engine running will be limited to that required as part of the MOT inspection.

All testing and associated motorcycle storage will take place internally, further limiting noise and disturbance to the surrounding area.



Proposed Elevation

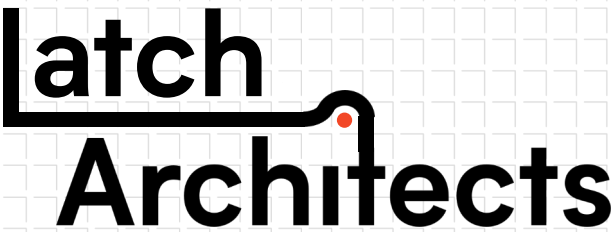
N/S

9.0 CONCLUSION

The proposal seeks to bring a vacant industrial unit back into beneficial use through its conversion to a dedicated motorcycle MOT testing centre.

The proposed use is considered appropriate within the established commercial and industrial area and will complement both the Applicant's existing motorcycle business and the wider mix of employment uses within the locality. By reusing an existing building, the proposal promotes the efficient use of previously developed land while providing a specialist service that supports local businesses and the wider community.

As the Council has confirmed that there is no recorded lawful use class associated with the application unit, this pre-application submission seeks to establish the principle of the proposed development and identify any planning matters that should be addressed prior to the submission of a full planning application.



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