

"DESIGN AND ACCESS/PLANNING STATEMENT TO
EXTEND EXISTING SITE AND PARK FOR CUSTOMERS ETC."

Proposals:- Removal and relocation of open plants -
display area, located between existing site - car park
and tea room / cafe, to enable extension/enlargement of
existing car park to afford much needed extra car
parking spaces for customers / public etc.

Introduction:- "Arthur Lane Nurseries" is a long established
family owned, managed and operated business run from the
site on 'Arthur Lane' since 1980, expanding into additional
land to operate as a wholesale and retail nursery supplying
trees, plants, shrubs, bushes / conifers, grown on the site
as a nursery for some 40 years and supplied to trade,
public, domestic, retail and retail outlets throughout the
North West Area and involving the services and employment
of three families all related to the applicants.

USE. "Arthur Lane Nurseries" grows and supplies to
local landscape projects and with the previous erection of
several polytunnels allows for home grown quality,
bedding plants and flowers to be grown and sold in addition
to trees, shrubs, bushes, etc to cater more directly to the
domestic-private market as well as trade sector.

Previous Development. In order to harness & embrace
the domestic market who 'visit' the premises and
encourage increased on site spending, the family took
the decision circa 2010 to develop on site facilities
including a site tea-shop / cafe and over the next five
years and three planning (approved) applications later
the premises provided a tea-room / cafe - seating and
dining area and a toilet facility for customers via
a unisex toilet block with baby changing facility.

the buildings where located to the middle of the southern ^② end of the site between the nurseries to the west and an open plant display area and parking area to the east.

Proposal:- Following the pandemic - covid-19 lockdown and the re-opening of society circa spring 2021 business has steadily and gradually built back up and increased to 'pre-pandemic' levels and the demand created has resulted in the business owners taking the decision to increase available on-site car parking by removing and relocating the open plants - display area - sited in between the 'cave' to the west and existing car park to the east, to an alternative area behind the cafe and converting this available space to additional on-site car parking for public - customers / visitors alike to ease 'peak' parking problems and issues which reached its peak over the past month of May which included 3x Public Bank Holidays and produced 'parking wars' between customers themselves and on-road parking on 'Arthur Lane' resulting in the intervention of C.M police etc...!!

- It would be hoped that the additional parking area could add at least 50% additional - available parking from its current approx' 24 spaces - so up to at least 36.. (to be confirmed)

- The current car park area is located adjacent to the eastern-side boundary onto Arthur Lane bounded by hedges as boundary screening to the highway and is not marked out via any form of line markings so the parking (except for commercial) can result in somewhat 'Ad-hoc' - disordered - un-managed parking adding to the problems when Busy!

At this stage it is not proposed to provide a detailed (3)
car parking plan until the outcome/decision of the
planning application, from Bury Council Planning
dept, is known - the primary reason for this is the
estimated cost of a tarmac surface marked out
accordingly. Subject to the outcome of the planning
application, an alternative option would be a
stone laid surface - plainings etc. - and brick/stone
sets to a distinct/contrasting colour to that of the
surface. Set in concrete/mortar to mark out the standard
car park spaces to suit the chosen parking plan
whether it be a 30°, 45°, 60° or 90° parking system
to suit available space, as can be surveyed accordingly.

ACCESS ∴ the site is served by an existing double
width entrance for vehicles off Arthur lane on its eastern
boundary @ approx 7m wide and setback approx 7m
from the kerb providing adequate highway visibility
splays both ways to the North and South onto
Arthur lane and when the premises are closed a
pair of double leaf steel security entrance gates
close off access whilst allowing an area of road
between the highway and the gates.

This arrangement in the current visibility splay is
considered more than adequate for its current
traffic from customers, visitors, staff and suppliers
and the additional car parking, as proposed, will
in no way affect the situation regards the access
and/or egress from the site from and/or onto the
public highway - Arthur lane...

Justification for the Development.

(4)

• As per the introduction, the Business is already established, family owned, managed and operated by a combination of three branches of the same family providing both full and part time employment including young members on a Saturday.

• Over the past 40+ years or so the business has gradually grown from supplying to trade only to a site open to the public 6x days a week and boosted by the opening of a site cafe, tea shop facility with indoor, outdoor seating areas and a unisex toilet block and baby changing facility all supported by the council's planning dept who approved all the three recent planning applications to provide these facilities, gladly, to harness and embrace the domestic market on site and encourage increased public spending.

• As such, with the past 10-12 years increased growth of the business on site, it has become obvious that additional on site parking is needed to cater/cope with increased customers to avoid highway issues on/or around the Arthur Lane area much to the approval of the local residents, police and highways officers accordingly.

• The Area of site allocated for the proposed extra parking is already within the curtilage of the site, edged in Red and will not need to go

Outside and/or beyond the current site boundaries and (5) encroach on any green-belt land.

• In summary the proposal can adequately be justified by the following bullet-points:-

- Family owned/managed + run business for over 40 years
- All staff employed full or part time are either from the Strands of the three families or local people therefore providing employment.
- Existing business, long established and family owned NOT a large retailer looking to 'Muscle-in'
- Current war part struggles to cope with demand
- Applicants decision alone to extend the car park by applying for permission and paying for the works And NOT enforced by planning and/or a condition of any planning permission (permissions).

• The planning authority had No problems in granting planning permission to build the tea rooms / cafes, seating areas / toilet blocks and / any to the business thus encouraging increased public demand itself a clear justification for the proposed works to extend in 'existing' car park area to 'alleviate' highway issues with to the satisfaction of local residents, police etc.

And generally to provide justification for the development within the green-belt with regards to local and national policies.