

DELEGATED REPORT

Report by Sam Summers	Date of report: 08/11/2023	Ref: 70055/LDCP
Registration: 12/09/2023	LDFC:	Expiry Date: 07/11/2023
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area: N/A	Adv Type: NONE
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful Development Certificate for proposed Class B2 - MOT bay inside of existing car & commercial garage

Location: Unit 17, Vale Street Industrial Unit, Vale Street, Radcliffe, Bolton, BL2 6QF

Description

A proposed certificate of Lawful Development for the installation and use of MOT testing equipment as an ancillary use to vehicle repair and maintenance.

Relevant Planning History

None

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Unitary Development Plan and Policies

Issues and Analysis

The carrying out of MOT testing would be an ancillary use to that of vehicle repair and maintenance and as such it would not be a material change of use providing the existing use of vehicle repair and maintenance is established as lawful.

The industrial unit in question had planning permission approved for its construction on 14/04/2004.

There is no evidence that the building has ever been in use as anything other than B2. As such on the balance of probability the use of vehicle repair and maintenance would be lawful.

The use of MOT testing would be lawful as it would be an ancillary use to the existing lawful use of vehicle repair and maintenance.

Recommendation: LAWFUL

Conditions and Reasons:

- 1 The use described in First Schedule is ancillary to the established B2 Use Class and is not liable to enforcement action under Section 172 of the Town & Country Planning Act 1990 (as amended) by reason of not constituting a material change of use.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	08/11/2023		