

edgeplan

7 Charlotte Street
Manchester
M1 4DZ
0161 228 2226
info@edgeplan.co.uk
www.edgeplan.co.uk

Supporting Statement
Prior approval for change of use
of part of ground floor (Class E)
to residential (Class C3)

Cadworks UK Ltd, Unit 1,

Woodhill Street, Bury

Mr Simon Nagy

February 2025



RTPI

mediation of space - making of place

CONTENTS

1	INTRODUCTION	3
2	SITE DESCRIPTION	4
3	PROPOSAL.....	5
4	ASSESSMENT AGAISNT CLASS MA.1	6
5	ASSESSMENT AGAINST CLASS MA.2	8
6	CONCLUSIONS	9

1 INTRODUCTION

- 1.1 This Supporting Statement (SS) has been prepared in support of an application pursuant to Class MA of Part 3, Schedule 2 of General Permitted Development Order (GPDO).
- 1.2 Class MA permits the change of use of a building and any land within its curtilage from a use falling within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses). The Applicant intends to change part of the Cadworks UK Ltd Unit from Class E to Class C3.
- 1.3 The Applicant and LPA are in agreement that the Unit falls within Class E and that none of the restrictions apply. This SS assesses the proposals against the Class MA conditions. It is demonstrated that the proposals comply with the requirements of the GPDO.

2 SITE DESCRIPTION

- 2.1 Cadworks UK Ltd occupies Unit 1, Woodhill Street, Bury and is a Class E use, as confirmed by the LPA. The submitted Location Plan demonstrates the part of the Unit that will be changed to residential use. The remainder of the site will remain in Class E use.



Figure 1: Location Plan

3 PROPOSAL

- 3.1 The proposal involves the change of use of part of the Cadworks UK Ltd Unit edged red on the Location Plan to a single dwellinghouse under Class MA of the GPDO.

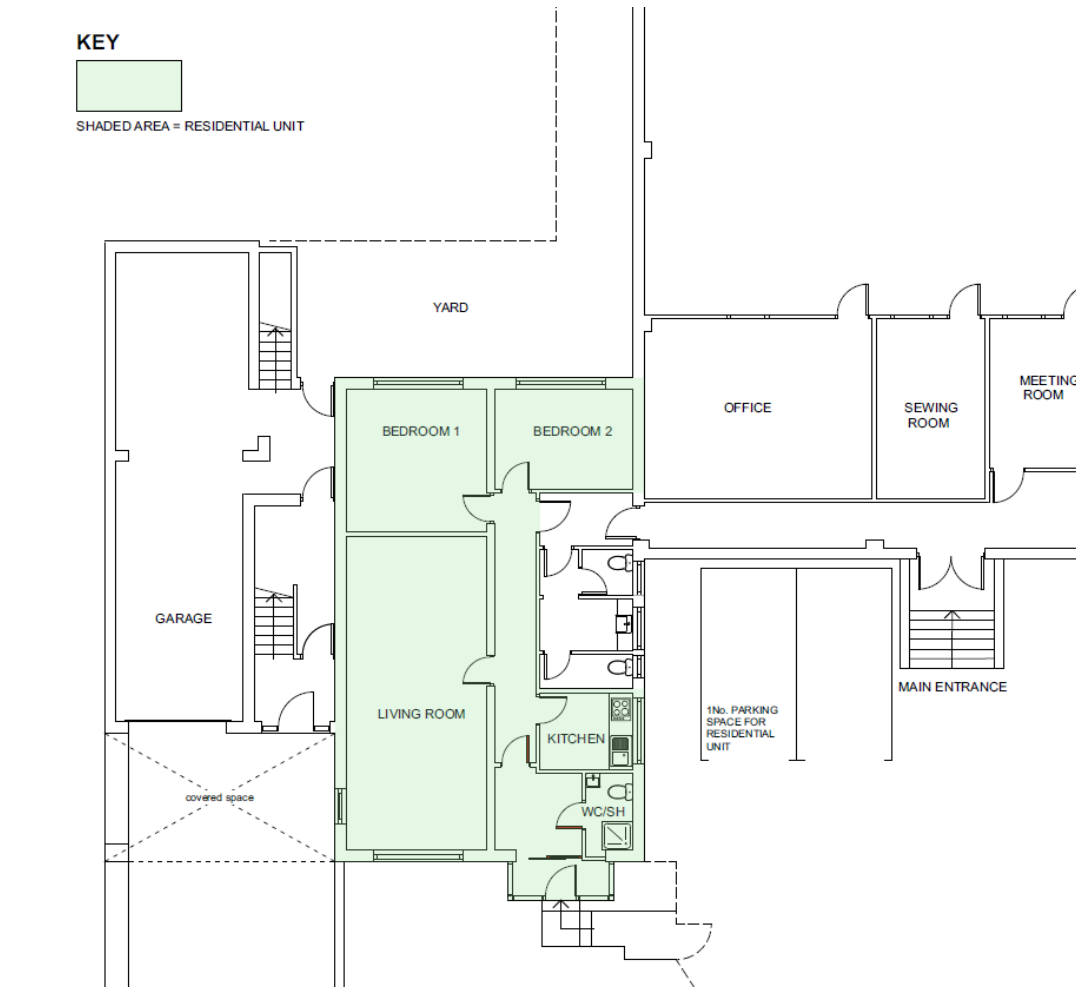


Figure 2: Proposed Plan

- 3.2 The dwellinghouse will comprise a kitchen, WC, living room and 2No. bedrooms. Internal changes are limited and there will be no external changes to the appearance of the Unit.
- 3.3 The dwellinghouse will be accessed via an existing access point to the front of the unit. A parking space for the dwellinghouse will be allocated within the carpark for Unit 1.

4 ASSESSMENT AGAINST CLASS MA.1

4.1 The table below sets out how the proposal complies with the requirements of Class MA.1.

ASSESSMENT CRITERIA		RESPONSE
Development is not permitted if:		
(b)	The use of the building did not fall within one or more of the classes specified in subparagraph (2) for a continuous period of at least years prior to the date of the application for prior approval.	This criterion is met, the building is in Class E use. The LPA has confirmed, during the application process, that it is in agreement.
(d)(i)	forms part of a site of special scientific interest	The land/site does not form part of a site of special scientific interest.
(d)(ii)	forms part of a listed building or land within its curtilage	The site is not a listed building neither is the land within its curtilage.
(d)(iii)	forms part of a scheduled monument or land within its curtilage	It does not form part of a scheduled monument or land within its curtilage.
(d)(iv)	forms part of a safety hazard area	The site does not form part of a safety hazard area.
(d)(v)	forms part of a military explosives storage area	The site does not form part of a military explosives storage area.

(e)(i)	An area of outstanding natural beauty	The site is not within an area of outstanding natural beauty.
(e)(ii)	An area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981	The site is not within an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981.
(e)(iii)	The Broads	The site is not within the Broads.
(e)(iv)	A National Park	The site is not within a National Park.
(e)(v)	A World Heritage Site	The site is not a World Heritage Site.

Table 1¹

¹ Sch. 2 Pt. 3 Class MA para. MA.1(1)(a) and (c) omitted 5.3.2024 by virtue of [The Town and Country Planning \(General Permitted Development\) \(England\) \(Amendment\) Order 2024](#)

5 ASSESSMENT AGAINST CLASS MA.2

5.1 The table below sets out how the proposal complies with the conditions of Class MA.2.

CONDITIONS		RESPONSE
(a)	Transport impacts of the development	The site is situated on Woodhill Street, located off the B6214 and thus, experiences minimal vehicular movement and traffic. With car-parking available within the adjacent carpark, the proposal will not cause any impacts on highways
(b)	Contamination risks	The supporting Preliminary Risk Assessment has concluded that there are no contamination risks to the building
(c)	Flooding risks	The proposal site is located with Flood Zone 1 therefore meaning that the property has the lowest probability of flooding from rivers and the sea. The proposal site also has a low probability of flooding from other sources of flood risk.
(d)	impacts of noise from commercial premises on the intended occupiers of development	The surrounding area comprises residential dwellings and units occupied by light industrial uses which are acceptable within the proximity of residential dwellings. Subsequently, it is asserted that there will be no unacceptable noise impact from commercial premises on the intended occupiers of the development
(f)	The provision of adequate natural light in all habitable rooms of the dwellinghouses	All Habitable rooms are served by windows which will provide adequate natural light.
(g)	The impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses.	n/a

Table 2

6 CONCLUSIONS

- 6.1 This Supporting Statement demonstrates that the requirements of Class MA.1 are met and the conditions of Class MA.2 are addressed. The proposals are permitted development.

