

7th July 2023

Planning Application Ref: 69692

Derby Works, Manchester Road, Bury, BL9 9NY

I am requesting a change of use from "Storage & Distribution" (Class B8) to "its own class" (Sui Generis), however due to the change of use class order 2020 my requirement could fall under "any other services which it is appropriate to provide in a commercial, business or service locality" (Class E) which includes vets. The service I will be providing falls under veterinary services so I would appreciate your guidance on this.

The proposed use of the unit is for a Canine Hydrotherapy Centre. There will be one employee, with plans to take on an apprentice within 12-18 months of opening. The expected number of visitors will be between 5 and 8 per day and these will be on a "one in, one out" basis. The business operates under vet referral only, and visitors are accepted only by pre-booking appointments in advance, there are no "walk ins".

The opening hours will be;

Tuesday 12pm – 8pm

Wednesday 8am – 1pm

Thursday 12pm – 8pm

Friday 8am – 1pm

Saturday 8am – 12pm

The building "The Gatehouse, Derby Works" that the unit is located in, is a non-designated heritage asset (locally listed). I would like to make reference as part of my change of use application, that I am not proposing any external alterations to the unit. The unit itself will retain the same appearance in line with the planning application already approved for the site, which was granted in 2021 (see below).

There are several historical planning applications for this site (which can be found on the Bury Council Planning website), the most recent of those being permission granted in January 2021 for "the demolition of a number of existing buildings.... and the sub-division of a number of existing buildings to create self contained industrial starter units". Planning application reference: 65877.

The change of use application I am submitting won't affect the heritage asset, as there will be no change to the impact on the site which is already active and in operation with several other businesses. My proposed use will not generate any substantial increase in traffic or footfall than is already in place on the site as the number of employees and anticipated visitors is low. The business I am proposing is to provide an accredited veterinary service which requires a clean, quiet and professional establishment, and therefore maintaining a smart, tidy and safe environment is essential.

Jennifer Edlington

Planning Applicant