

DELEGATED REPORT

Report by Sam Summers	Date of report: 21/05/2024	Ref: 70074/LDCP
Registration: 25/01/2024	LDFC:	Expiry Date: 21/03/2024
Site Visit:	Site Notice: N/A	Press Date: N/A
Objections:	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: NREQ

Proposal: Lawful development certificate for proposed use permitting the occupation of the premises which falls within use Class E(g)(i) (office) for the purpose of undertaking the administrative and operational functions of an app based private hire vehicle operator

Location: Europa House, 79-81 Barcroft Street, Suite 2e, Bury, BL9 5BT

Description

An application for a certificate for lawful development for the proposed use of Suite 2E of a two storey office block for the purpose of undertaking the administrative and operational functions of an app based private hire vehicle operator.

The office space would be used by internal employees for operational or app based functions and will not be open to the public. No customers or drivers would need to visit the site. The office is not to be used for the purpose of driver management or as a booking office. Therefore, parking spaces for vehicles and public access is not required as the office is not for public use.

Relevant Planning History

None

Publicity

None

Statutory/Non-Statutory Consultations

None

Pre-start Conditions - None

Development Plan and Policies

Issues and Analysis

The existing building is in office use and not open to the public, the building has many separate suites rented by different companies. There is no evidence that the building as a whole or any part of it has undergone any change of use or that the office use has been abandoned.

The application site and proposed use have been precisely indicated and described in the application submission. It is considered the proposed use described in the application falls within the E(g) use class, specifically E(g)(i) - offices to carry out any operational or administrative functions.

As such the use which has been applied for and described in the application would not constitute a material change of use and as such would not be development within the terms

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of Section 55 of the Town and Country Planning Act 1990 (as amended) and would therefore be lawful.

Recommendation: LAWFUL

Conditions and Reasons:

- 1 The proposal, described in the First Schedule, does not constitute development within the meaning of Section 55 of the Town & Country Planning Act 1990 (as amended) and as such would be lawful.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
SS	21/05/2024		