

70787 & 70788 Planning & Listed Building Consent – The Engine Shed, Rowlands Road, Summerseat, Bury.

Change of use from light industrial to restaurant (Use Class E) to include a mezzanine floor, 2 no. extractor fans; replacement and refurbishment of windows and doors; reduce height of part retaining wall and erection of bin store with associated car parking

Conservation Area –

External alterations to the building and landscaping including boundary treatment are considered to be neutral in impact on the character and appearance of the conservation area and as such this would be preserved.

Listed Building -

The proposed internal alterations and change of use are considered acceptable as they would preserve the historic and architectural interest of the building and its legibility as an engine shed. In so doing it would bring a nationally significant heritage building back into a sustainable and viable use compatible with its conservation.

There is no requirement for the external stone to be cleaned and as such no condition is required.

Any replacement setts should be approved in writing before they are installed and only those approved shall be used.

Any PD rights for extensions or alterations shall be removed:

Part 7 Class A – extensions etc of commercial, business or service establishment.

The following permitted development rights via the prior approval process under Part 3 of the General Permitted Development Order should be removed:

Part 3 Class G – commercial, business and service or betting office or pay day loan shop to mixed use

- (a) from a use within Class E (commercial, business and service) of Schedule 2 to the Use Classes Order, to a mixed use for any purpose within that class and as up to 2 flats.

For the avoidance of doubt listed buildings do not benefit from the change of use to residential use under permitted development rights of Part 3 Class MA.

Conservation Officer

2/10/24.