

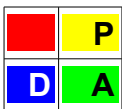
Application under section 73 of the Town and Country Planning Act 1990 (as amended) for the development of land while varying a condition subject to which a previous planning permission was granted, dated 23 October 2024.

Application Ref; 70977

Change of use of part car showroom (Sui Generis) to retail (Class E(a))and office (Class E(g)(i)) single storey extension and external alterations

Performance House, Heywood Street, Bury BL9 7DZ

Planning Statement



February 2025

Prepared by Hartley Planning and Development Associates Ltd

Performance House is a former car showroom. In August 2022 planning approval was granted for the change of use of part of the building for retail use with an office on the mezzanine above.

(application Ref: 68430)

On 28 October 2024, under application 70977 planning permission was approved, subject to conditions, for the remaining part of the car showroom (Sui Generis) to 3 no. retail units (Class E(a)) and an office (Class E(g)(i)) including a single storey extension and external alterations.

The current application refers to approval no. 70977

Condition No 2 to the approval states that: -

‘The development hereby permitted shall be carried out in accordance with the following drawings:

Location Plan (Dwg No. HK257023 D) received 03/09/2024

Proposed Floor Plan and Elevations received 23/09/2024

Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed’ .

The proposed amendment

The proposed amendment is to extend the building by 4.25 metres to the side, towards the associated car park.

In so doing, there would remain 3 retail units and an office, as approved under application Ref:70977.

The description of the proposal would remain unaltered, as would the red edge of the application site.

Application is made to vary condition No 2 to approval No 70977 by its replacement by the following submitted plans: -

Plan No's: -

100/004 Proposed ground floor plan and proposed sit plan

100/005 Proposed first floor plan

100/006 Roof plan

100/007 Proposed elevations

Other issue

The approved plans provide for 12 associated car parking spaces, as required by the LPA. Should the amendment now proposed require additional parking spaces (for which there is ample space within the associated, adjoining car park). We would accept a condition that such spaces shall be provided)