



SUPPORTING STATEMENT

DECEMBER 2022

WORKSHOP EXTENSION

RRG BURY

BOLTON STREET, BURY. BL9 0EY

PULMANN ASSOCIATES

Bridge House, 18A Bridge Street, Milnrow, Rochdale, Lancashire, OL16 3ND

Proposals

The extension proposed at RRG Bury is part of the continued business development of the RRG Group. The existing showroom building was extended in 2012 to accommodate the Nissan Franchise, which has been a great success.

At the outset of the of the expansion, the existing facilities were modified as much as feasible to include some additional work bays and prep facilities, but if they are now to meet industry standards they need to be replaced.

The most obvious way to achieve this is the extend the footprint of the existing workshop so that all existing services can be modified to suit, where all staff will be working within the same enclosure attached directly to all other facilities to support operations. The new building will also be better suited to reducing the energy use of the building.

The existing facilities are cramped, energy inefficient and separated from services and staff facilities of the main building. See below



Workshop control office



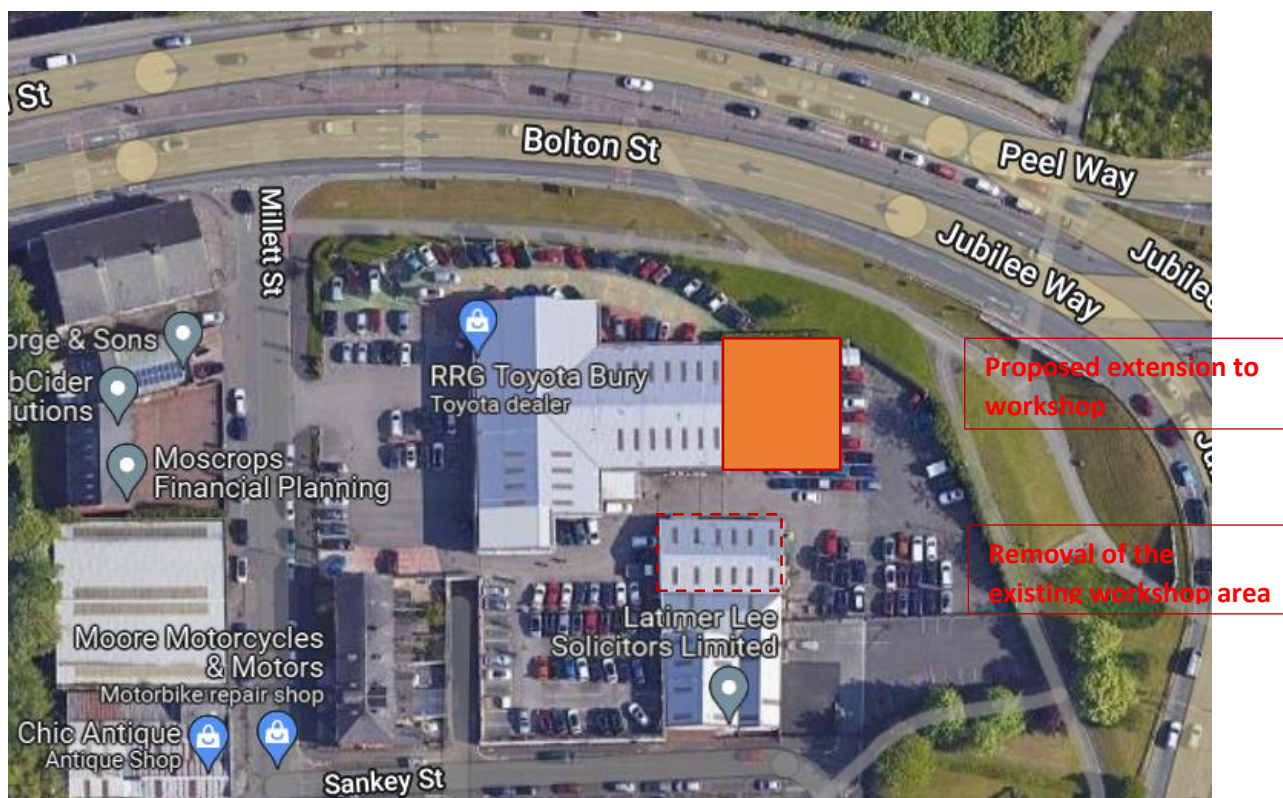
Engine workbenches and special tools store



Siting of workshop control and oil stores adjacent to constantly open service doors



Limited amount of working and storage space creates potential hazards



The proposed development of the workshop extension is shown in orange on the plan above. The area of the existing small workshop highlighted in a dotted outline will be removed for vehicle use.

The demolition of the workshop will remove the immediate adjacency of the two different use classes and in so doing allow the creation of the natural expansion of service parking.

The scale of the proposal will be in keeping with the existing workshop, maintaining the same ridge and eaves height throughout.

It is taken that the site falls within 'Area BY1 Town Centre Policy' zone of the current UDP and would be assessed as falling into the UDP statement:

Area BY1 - Tentersfield/Millett Street/Tenterden Street

The Council will consider favourably proposals for business (B1), office, civic uses, car parking and residential development in the Tentersfield/Millett Street/Tenterden Street area of the Town Centre.

To enhance and develop town centres as the principal focal points for new cultural, leisure, business, professional services, residential, commercial and retailing development. The identification and promotion of development opportunities in and around town centres. Maintaining and whenever possible increasing job opportunities. Improving existing commercial/office areas and by encouraging new office development.

Policies to guide the development include:

Economy Part I Policies EC1 - Employment Land Provision. EC2 - Existing Industrial Areas and Premises. EC3 - Improvement of Older Industrial Areas and Premises. EC4 - Small and Growing Businesses and EN4 - Energy Conservation.