

Planning Statement

706 Walmersley Road, BL9 6RN

Applicant: Sibtain Javed

Client Ref: 1310

Date: 10/02/2025

Revision: B

Introduction

This planning application is on behalf of Mr. Sibtain Javed. This design and access statement seeks to explain the proposed change of use from power tools/lawn mower/gardening machinery repairs and service (Class Sui Generis) to Car Dealership (Class Sui Generis) at 706 Walmersley Road, Bury, BL9 6RN.

Existing Site/Use

The site is located approximately 1.6 miles north of Bury town centre and 1 mile south of the M66 Junction 1. It is a detached, single storey premises, features a level, rectangular roadside with an “in and out” driveway and front parking.

The site is not located within a Conservation Area, nor is the building listed.

Proposed Changes

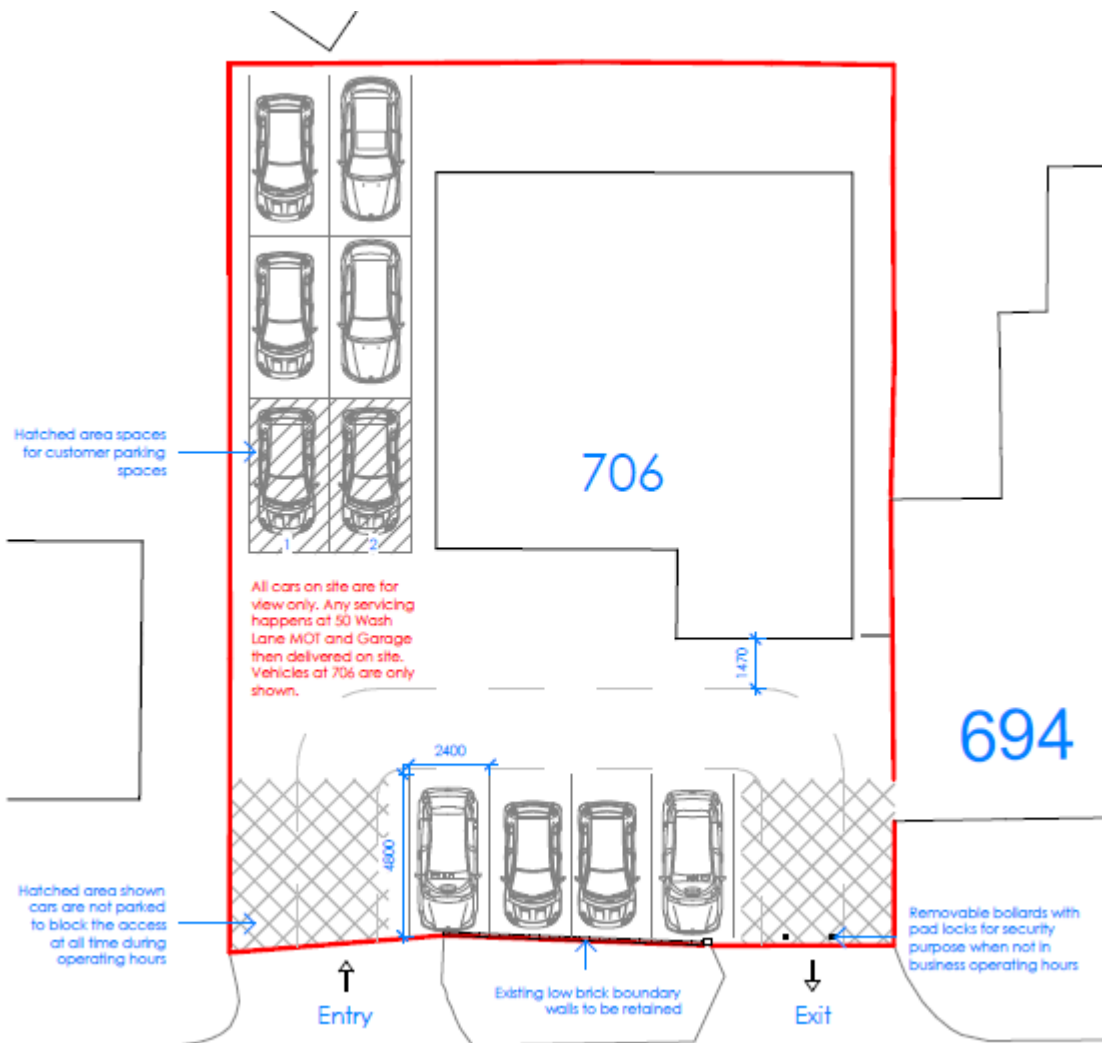
This application seeks a change of use from power tools/lawn mower/gardening machinery repairs and service (Class Sui Generis) to Car Dealership (Class Sui Generis) with side wall finished with black corrugated metal cladding, with partial rear and front walls finished with render to match existing.

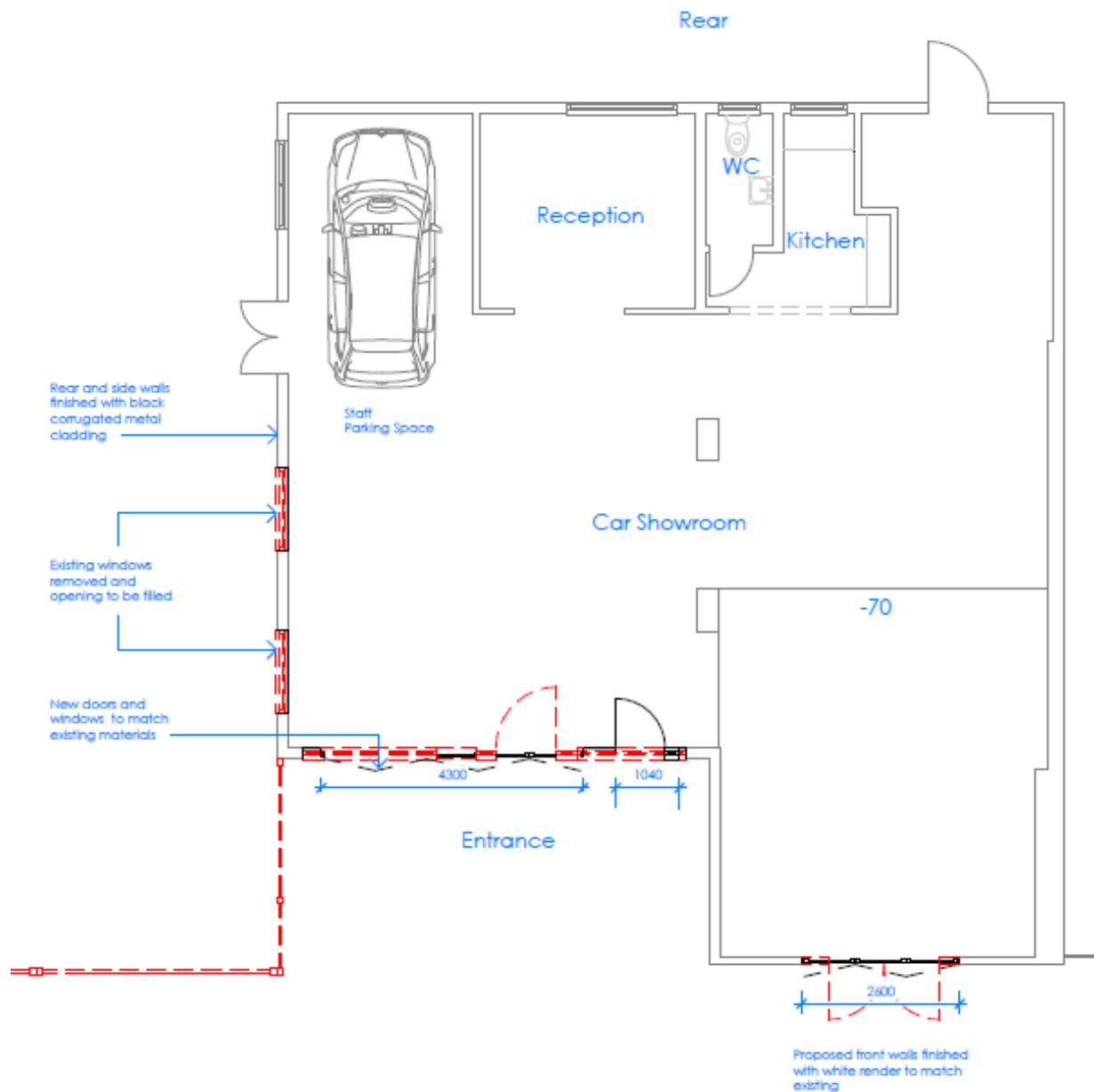
Parking Arrangements

1x Staff car parking space

2x Customer parking spaces

8x Car displays on site as shown on floor plans below.

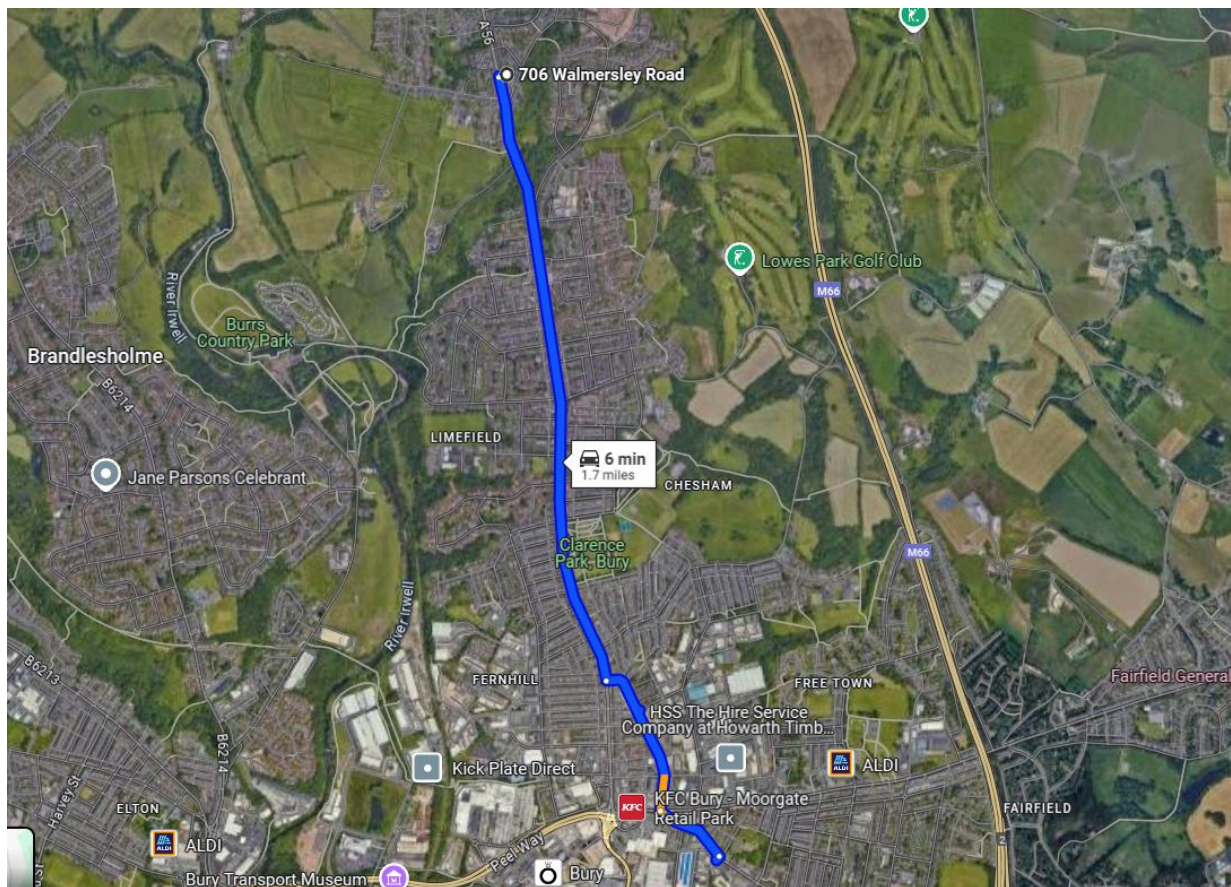




"Staff parking spaces will remain occupied throughout business hours, as staff will arrive before the showroom opens and will not move their vehicle until after closing"

Car delivery process

All cars on site are for viewing only. Any service will happen at 50 Wash Lane which has a MOT and Garage then will be delivered on site for display. The dealership operates a well-organized and efficient process to manage both customer and dealership vehicles on-site, ensuring smooth operations without causing traffic congestion or disruption. Vehicles are first purchased from auctions, which arrange delivery to 50 Wash Lane (Bury Vehicle Repair) using a pickup truck. After arrival, the necessary repairs are completed at the repair facility. Once the vehicles are repaired, they are driven to Polish and Shine, where thorough interior and exterior cleaning is carried out.



Following the cleaning, the cars will be driven to the site by assigned staff members only to 706 Walmersley Road (Think Car Solution) for retail. This structured system ensures seamless transitions between each stage of the process while maintaining order and minimising any potential impact on local traffic.

Impact of the Proposed Changes

Negative Impact

There will not be any negative impact regarding this proposal. The proposed change to a car dealership is designed to integrate seamlessly with the local environment, ensuring no adverse effects on the community or surrounding area.

Operations will be conducted professionally, with measures to minimise noise, traffic disruptions, and environmental impact. The site's layout, including designated parking and clear traffic flow, supports smooth operations without burdening local infrastructure. Additionally, the dealership aligns with the area's commercial use, maintaining a harmonious and beneficial presence for both residents and businesses.

Positive Impact

The positive impact may generate higher economic activity and create local job opportunities in sales and customer service. A dealership is likely to enhance the property and visual appeal, contributing positively to the area's aesthetics. Additionally, it can improve accessibility for the community by offering a dedicated venue for car purchases.

Design

No external alterations or extensions are proposed. The proposal can be considered acceptable from a visual amenity perspective. The proposed change of use would not have any unacceptable detrimental impact on the existing character and appearance of the street scene.

Conclusion

In conclusion, the proposed change of use should be approved because it aligns with both national and local planning policies. The proposed change to a car dealership offers numerous benefits while ensuring no negative impact on the surrounding area. It supports local economic growth, creates job opportunities and enhances the property's usability and visual appeal.

With careful planning to mitigate potential concerns like noise and traffic, the project aligns with community needs and existing infrastructure, providing a seamless and positive integration into the area. This transition represents a thoughtful and advantageous development for both residents and the local economy.

For this reason, we see no reason for the Council to withhold our request for planning permission and kindly request that the council make a reasonable decision on this submission in line with the developmental objectives and timescales of the National Planning Policy Framework. Should the planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate this proposal, Diogel Architecture would welcome conversation on any of these matters.