

DA19147 – 511 Bury New Road, Bury PLANNING STATEMENT – CHANGE OF USE CLASS MA

DATE	JANUARY 2023
APPLICANT	Prestwich Estates Limited
PROPOSAL	CHANGE OF USE OF GROUND AND FIRST FLOOR FROM BILLIARD HALL (CLASS E) TO RESIDENTIAL APARTMENTS (CLASS C3)
DEVELOPMENT ADDRESS	511 Bury New Road, Prestwich, Manchester M25 3AJ

1.0 INTRODUCTION

The statement is part of a suite of documents that is being submitted to Bury Council for a prior approval application seeking permission to change the unused and vacant floorspace of a pool and snooker hall into C3 apartments in accordance with Permitted Development Class MA.

2.0 USE

The site is currently occupied by a large and disused games hall which has become unsightly due to long vacancy.

The site is located at the busy Bury New Road surrounded by mixed use properties, commercial units and residential properties.

The overall condition of the building is poor as it has been closed and struggled to recover after the pandemic shut downs. If it is to be brought back to its existing use, this would require significant investment which given the lack of demand for this type of buildings in the area and in general is not feasible.

3.0 AMOUNT

The proposal is to convert the existing floor space of circa 515 sq.m. into nine apartments as per the below split:

Schedule - Room - Proposed			
Level	Num ber	Name	Area
LEVEL 0	001	Apt	69 m²
LEVEL 0	002	Apt	70 m²
LEVEL 0	003	Apt	63 m²
LEVEL 0	004	Apt	52 m²
LEVEL 1	005	Apt	38 m²
LEVEL 1	006	Apt	39 m²
LEVEL 1	007	Apt	68 m²
LEVEL 1	008	Apt	64 m²
LEVEL 1	009	Apt	52 m²
			515 m²

4.0 LAYOUT

All of the apartments are within the national prescribed area standards and have ample layouts accommodating a modern way of life. There is a healthy mix of 1 and 2 bedroom flats proposed which can cater for a wide range of future occupants. There are smaller 1-bedroom apartments suitable for single occupancy and larger ones for young professional couples. The 2-bedroom apartments and the generous storage space in them can accommodate families with children.

3.0 SCALE

The proposal utilises the existing space.

4.0 APPEARANCE

The change of use application will be accompanied by a full planning application for the required external improvements to bring the building into a successful new residential use.

5.0 ACCESS

The site will be accessed from the existing entrance at Bury New Road.

6.0 CONCLUSION

Given the residential character of the area, the proposal to replace an existing vacant building with in demand new apartments is considered a desirable development of the site and is in accordance with Class MA.2a of Schedule 2, Part 3 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) .