



JAMES CAMPBELL ASSOCIATES LTD

CHARTERED ARCHITECTURAL SERVICES



**Campbell House
173 Rochdale Road
Firgrove
Rochdale
OL16 3BN**

Tel: 01706 354888

Mob: 07817 623183

Email: admin@jamescampbellassociates.co.uk

Web: www.jamescampbellassociates.co.uk

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Planning Statement for the Proposed Introduction of New Doors & Windows on the Ground & First Floors at 121 – 131 Bell Lane, Bury.

**PROPOSED OPENING UP OF EXISTING EXTERNAL OPENINGS AND THE CREATION OF
NEW WINDOW AND DOOR OPENINGS ON THE GROUND AND FIRST FLOOR &
RETENTION OF EXISTING RETAIL USE ON THE GROUND FLOOR AND OFFICE / DISPLAY
& STORAGE ON THE FIRST FLOOR (CURRENTLY USE CLASS E).**

Introduction

The previous use of the existing premises was as a tool and plant hire shop, which would now fall within the Use Class E category. Given that the proposal would maintain the existing use of the site at ground floor and that it is located on the very edge of the EGA, it is reasonable to conclude that the proposal would not, in principle, substantially detract from the value of the EGA. On this basis, the proposal would not conflict with UDP Policy EC2/1.

This planning statement supports the proposal to introduce new door and window openings, including the reopening of previously blocked-up openings, on the ground and first floors of the existing building at 121-131 Bell Lane, Bury. The building was formerly occupied as an HSS shop and falls within the established planning use classified as "Use Class E" under current UK planning regulations. This classification encompasses a variety of commercial, business, and service uses, including retail shops, offices, and workshops.

Proposal Details

The proposed works involve the creation of new openings and the reinstatement of former openings to improve access, natural light, and ventilation within the building. The ground floor modifications will support the operational needs of the new site owner, who will be utilising the space for his plumbing and heating business. This business will include the sale of plumbing materials and bathroom fixtures, requiring functional and accessible entrances for both customers and deliveries.

On the first floor, the installation of new window openings will enhance the internal environment of the display and office areas by providing natural light and improved ventilation. These changes will significantly improve the usability and efficiency of the workspace while maintaining the building's structural integrity and overall aesthetic.

Impact on Parking and Servicing

The proposed modifications will not alter the existing parking and servicing arrangements. The established servicing access and general parking provisions will remain unchanged, ensuring that the operation of the business does not create additional traffic or parking burdens in the area.

Conclusion

This proposal seeks to enhance the functionality of 121-131 Bell Lane while maintaining its established Use Class E designation. The new door and window openings will facilitate the effective operation of the plumbing and heating business, improving both access and internal working conditions. As the parking and servicing arrangements will remain unaffected, the proposal is expected to integrate seamlessly into the existing urban fabric without adverse impact. We respectfully submit this statement in support of the planning application and welcome any further discussions required to progress the proposal.