



DESIGN AND ACCESS STATEMENT

Five-Year Temporary Change of Use Planning Application.

Former Bury FC Ticket & Retail Sales Unit & Associated Parking to
Web based Car Sales Office & Associated Fenced Parking Area
Gigg Lane, Bury, BL9 9HU.
(Sui Generis)

CSC Ltd

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1.0 INTRODUCTION

1.0.1 The following statement accompanies the application by CSC Ltd, to Bury MBC for the Temporary Change of use for a period of 5-years to a Web Car Sales Base & Associated Parking, relating to the former Ticket & Retail Sales Unit, integral to the former redundant Bury FC Social club building, and associated parking at Gigg Lane, Bury BL9 9HU.

1.0.2 In addition to this statement, the application is supported by a set of drawings.

- 22138-S1-XX-DR-A-0801-Site Location Plan
- 22103-S1-XX-DR-A-0802-Existing Site Plan
- 22103-S1-XX-DR-A-0803-Existing Elevations
- 22103-S1-XX-DR-A-0810-Proposed Site Plan
- 22103-S1-XX-DR-A-0811-Proposed Elevations

2.0 SITE & SITE CONTEXT

2.1 Site Description

- 2.1.1 The site sits adjacent, but independent of the Gigg Lane Football Ground. The application site is located and is part of the former Bury FC Social club buildings, and associated parking at Gigg Lane, Bury BL9 9HU. The land and property described as Bury Football Club, including the proposed site included in this statement, has been nominated and recorded on the List of Assets of Community Value held at Bury Council. Approved 26.06.19 for a period of 5 years, expiring 25.06.24.
- 2.1.2 The site is bounded on the North, South and East within a mixed residential area comprising a majority of terrace properties with a mix of 2 and 3 storeys, a number of residential properties backing onto Bury Cemetery & the three storey Berkshire Court residential flat development and Gigg Lane Football Ground.
- 2.1.3 To the West sits the Former purpose built Bury Supporters club shop, which has been converted to “Learning Cubs” after school learning/tuition centre, with associated Gigg Lane frontage parking. Additionally, a motor cycle training facility operates from an adjacent area of Bury FC, with open cycle training to the football grounds own forecourt space accessed from Gigg Lane
- 2.1.4 The proposal is to use the former Ticket & Retail Sales Unit as a Web based car sales Offices, with associated visitor & car sales parking. Provide a 2m high open mesh anti climb fencing, to match in style and appearance of the fence type enclosing perimeter fencing erected by Bury FC to secure the stadium grounds, at a height of 2.4m.

2.2 Site Location

- 2.2.1 The application site is located on the corner of Gigg Lane adjacent the existing Gigg Lane Football Ground and Berkshire Court, approximately 230 metres from the A56 Manchester Road, and is less than 2km from Bury centre. is in a primarily residential area, Essential amenities are within walking distance including pharmacies, post office, restaurants, takeaways.
- 2.2.2 The site sits within 250m of primary bus routes along the A56 Manchester Road serving Bury to Piccadilly Gardens Manchester Centre (Route 135), Bolton (Route 524) and Salford (Route 95) and is also within 350m of primary bus along Cornwall Drive serving North Manchester General Hospital (Route 94). Additional bus routes are also available within 500m along Radcliffe Road.

3.0 PROPOSAL

- 3.1.1 The proposal is to use the former Ticket & Retail Sales Unit as a Web based car sales Offices, with associated visitor & car sales parking. Provide a 2m high open mesh anti climb fencing, to match in style and appearance of the fence type enclosing perimeter fencing erected by Bury FC to secure the stadium grounds, at a height of 2.4m.
- 3.1.2 The purpose of the Planning Application for Temporary permission for an interim period, to allow the preparation by the site owners to prepare detailed proposals and obtain the necessary associated technical specialist reports to allow a subsequent formal Planning application to be made, for the full demolition and redevelopment of the site as a whole.
[A Previous Pre application submitted on 13 April 2023 – Planning officer Ms H Leach Ref: 0280E]
- 3.1.3 It should therefore be noted that temporary use while long term proposals and discussions the Bury Council are explored via pre-application and consultation with the community to ensure a suitable development of the site.
- 3.1.4 The application for temporary proposals of Web based car sales will include Visitors parking & Spaces for vehicles awaiting sales delivery by CSC Ltd staff. All staff travel to and from the premises, each using one of the sales vehicles.
- 3.1.5 The site is occupied by CSC Ltd, edged red on the Site location plan.
- 3.1.6 The temporary use application and associated security fence is to overcome continued vandalism to the larger site premises, overcoming the fly tipping on the site and unapproved site parking, all of which will minimise the hazard of fire risk of a vacant building and site.
- 3.1.7 The temporary site use will provide employment for 3-people.
- 3.1.8 The opening hours:
9.30AM – 6.00PM Monday to Friday 9.30AM – 5.00PM Saturday [Closed on All match days]
10.30AM – 4.00PM Sunday [Closed on All match days]

4.0 LANDSCAPING

- 4.1 The site is predominantly hard landscaped fronting to the single storey former Bury FC Ticket & Retail Sales Unit. The existing forecourt area is to remain unchanged with existing materials being retained.

5.0 APPEARANCE

- 5.1 All elevations remain unaltered by the proposal, with the addition of a new black coated & finished open mesh fence, with the appearance blending-in with and diminished by the retained single storey dark coloured building structures

6.0 ACCESS

- 6.1.1 All external access to the property remains unaltered.
A vehicle easement outside the site boundary, runs alongside the Western boundary of the site permitting vehicles to service the site edged in Red.
The existing dropped kerb giving access directly off Gigg Lane is to become redundant and closed off by the security fencing
- 6.1.2 DDA accessibility has been considered.
Access to the building has been included to British Standard (BS) 8300 and Approved Document Part M of the Building Regulations where relevant, with a primary entrance.to the front entrance to the Offices to have a level access.
- 6.1.3 1 no Disabled parking bay is proposed adjacent the buildings main entrance, along with visitors parking.

7.0 FLOOD RISK

7.1 The site is in a flood zone 1 area with a low probability of flooding.