



CHERY BURY - INVICTA MOTORS

Design and Access Statement

December 2025

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Issue History		
Revision	Date	Content of revision
P01	11/12/2025	First issue
P02	18/12/2025	PLANNING ISSUE
P03	05/02/2026	Planning Amendments

1.0 INTRODUCTION

INTRODUCTION

Executive Summary

This Design and Access Statement sets out the proposal for the refurbishment and extension of a dealership, to extend the Chery brand within an existing motor retail unit, for Invicta Motors on A58 , Rochdale Rd.

Background of Site

The redline application boundary measures approximately 490m², which is all within the clients blueline ownership boundary of 3,090m². The site is located on Rochdale Rd, Bury.

Please refer to the Site Location Plan attached within the full application pack.

The existing building was firstly constructed as a Car Showroom in the 1980s, before converted originally as a Renault motor retail showroom, but more recently as a Motorparks dealership and then the Chery brand.

Relevant Planning History

There is some planning history relating to the site since permission since it’s original construction.

The most recent application was granted in Oct 2007 for internally illuminated signage - Ref. No. 48771

Proposed Development

Invicta Motors wish to submit a new planning application for the refurbishment and minor extension of the existing dealership, the extension widens the frontage of the existing showroom by some 6m. This refurbishment will allow the continuation of franchise involvement at the site, and the safe guarding of this employment site for the future.

Associated Documents:

This Design and Access statement should be read in conjunction with the following drawings:

- 4008-SRA-XX-XX-D-A-PL-001-P03 - Location Plan
- 4008-SRA-XX-XX-D-A-PL-002-P03 - Existing Site Survey
- 4008-SRA-XX-XX-D-A-PL-003-P04 - Existing Site Plan
- 4008-SRA-XX-XX-D-A-PL-004-P05 - Proposed Site Plan
- 4008-SRA-XX-00-D-A-PL-100-P04 - Existing Ground Floor Plan Layout
- 4008-SRA-XX-00-D-A-PL-101-P04 - Proposed Ground Floor Plan Layout
- 4008-SRA-XX-01-D-A-PL-200-P04 - Existing First Floor Plan Layout
- 4008-SRA-XX-01-D-A-PL-201-P04 - Proposed First Floor Plan Layout
- 4008-SRA-XX-02-D-A-PL-300-P04 - Existing Roof Plan Layout
- 4008-SRA-XX-02-D-A-PL-301-P04 - Proposed Roof Plan Layout
- 4008-SRA-XX-XX-D-A-PL-500-P05 - Existing Elevations
- 4008-SRA-XX-XX-D-A-PL-501-P05 - Proposed Elevations
- 4008-SRA-XX-XX-D-A-PL-600-P04 - Existing and Proposed Section

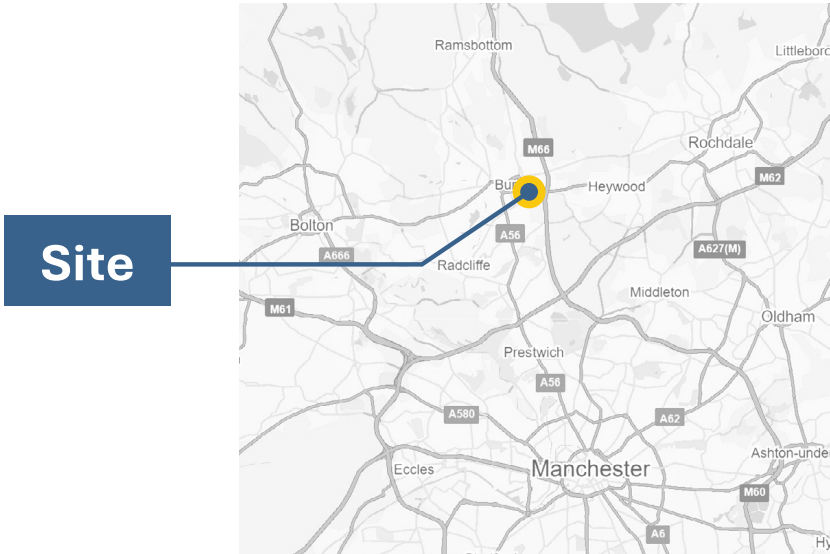
INTRODUCTION

Site Location

The site is located on Rochdale Rd, Bury.

The main access is from Rochdale Rd, which is both the entrance to, and exit from the site for both staff and customers . The main approaches are from the town centre to the west, and the M66 to the east.

Wider Context



SITE PHOTOGRAPHS



- External Images:
- 1 External view of north-east facade
 - 2 External view from site access point
 - 3 External view of south-east facade and workshop
 - 4 External view of existing workshop

Key:

 Indicative proposed facade change on building

SURROUNDING LAND USE

Site Location

The site is surrounded predominantly by residential and parkland, such as Openshaw park. North of the site is a residential area, consisting of housing, allotments and Hazel Wood High School.

Located on Rochdale Rd, the site can be accessed via bike as part of the Bury cycle network, or via bus and car, situated in close proximity to the M66.

Key:

- Education
- Business
- Residential
- Community
- Main vehicular access roads
- Bus routes 94, 163, 471, 475 to NMG Hospital, Manchester, Bolton and Heywood
- Traffic- free Cycle route
- Ownership boundary
- Application boundary



PLANNING POLICY

Relevant local planning policy

SPD 11 Parking standards - Zone 3 (No change to on site parking numbers)

Key:

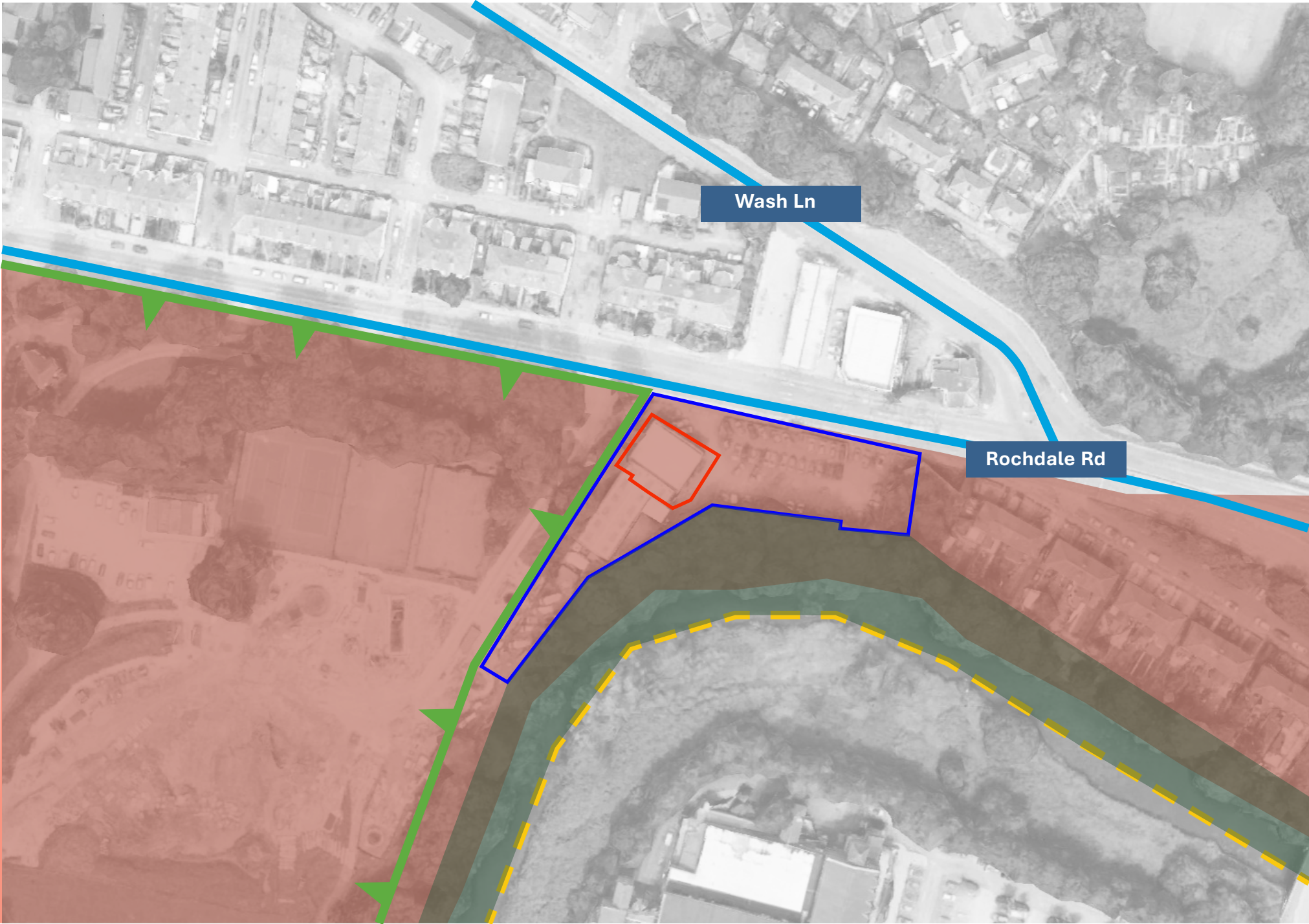
- Bury administrative boundary
- OL5/2P - River Valleys

The proposed development sits within River Valleys:

 - The modest extension would not lead to the division of the open parts of the valleys into sections;
 - The development represents limited infilling to an established valley industrial area;
 - The proposal is an extension to, and renewal of an existing industry, where the economic and employment factors are of overriding importance;
- RT1/1 - Protected Recreation Provision in the Urban Area

The applicants ownership boundary adjoins Openshaw Park - but will have no impact on it's setting or recreational provision.
- EN6/4 - Wildlife Links and Corridors

The applicants ownership boundary adjoins a wildlife link/corridor - but will have no impact on it's setting or provision. The application site coverage is either existing building or hardstanding only with zero ecological value - please see accompanying ecology report for more details.
- HT2/1 - The Strategic Route Network
- Ownership boundary
- Application boundary



SITE SURVEY



External Images:

- 1 External view from the car display forecourt to the north of the site
- 2 External view from Rochdale Rd, approaching from west
- 3 External view from the car display forecourt to the east of the site

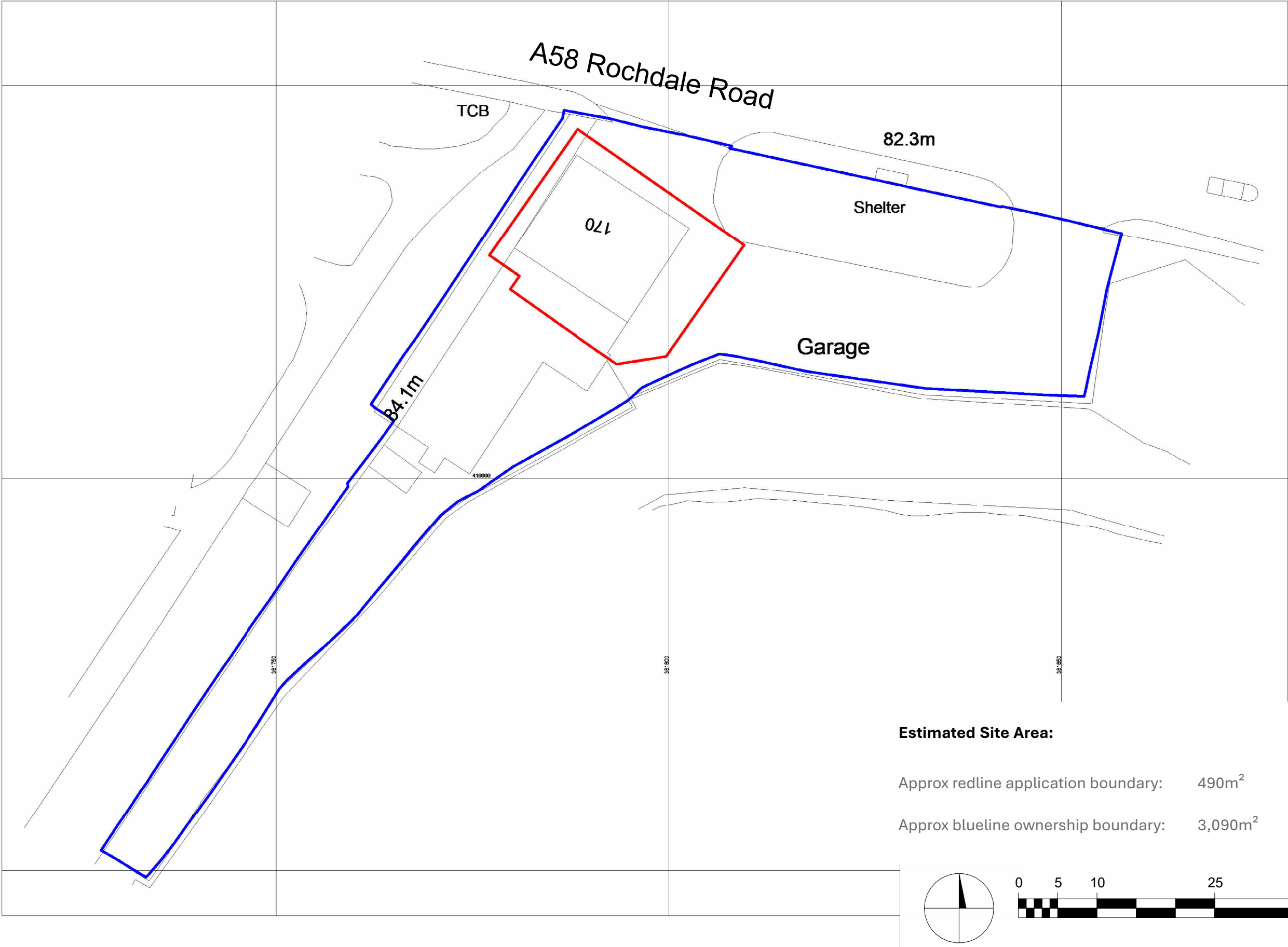
Internal Images:

- 4 Existing showroom
- 5 Existing showroom
- 6 Existing showroom

2.0 DESIGN

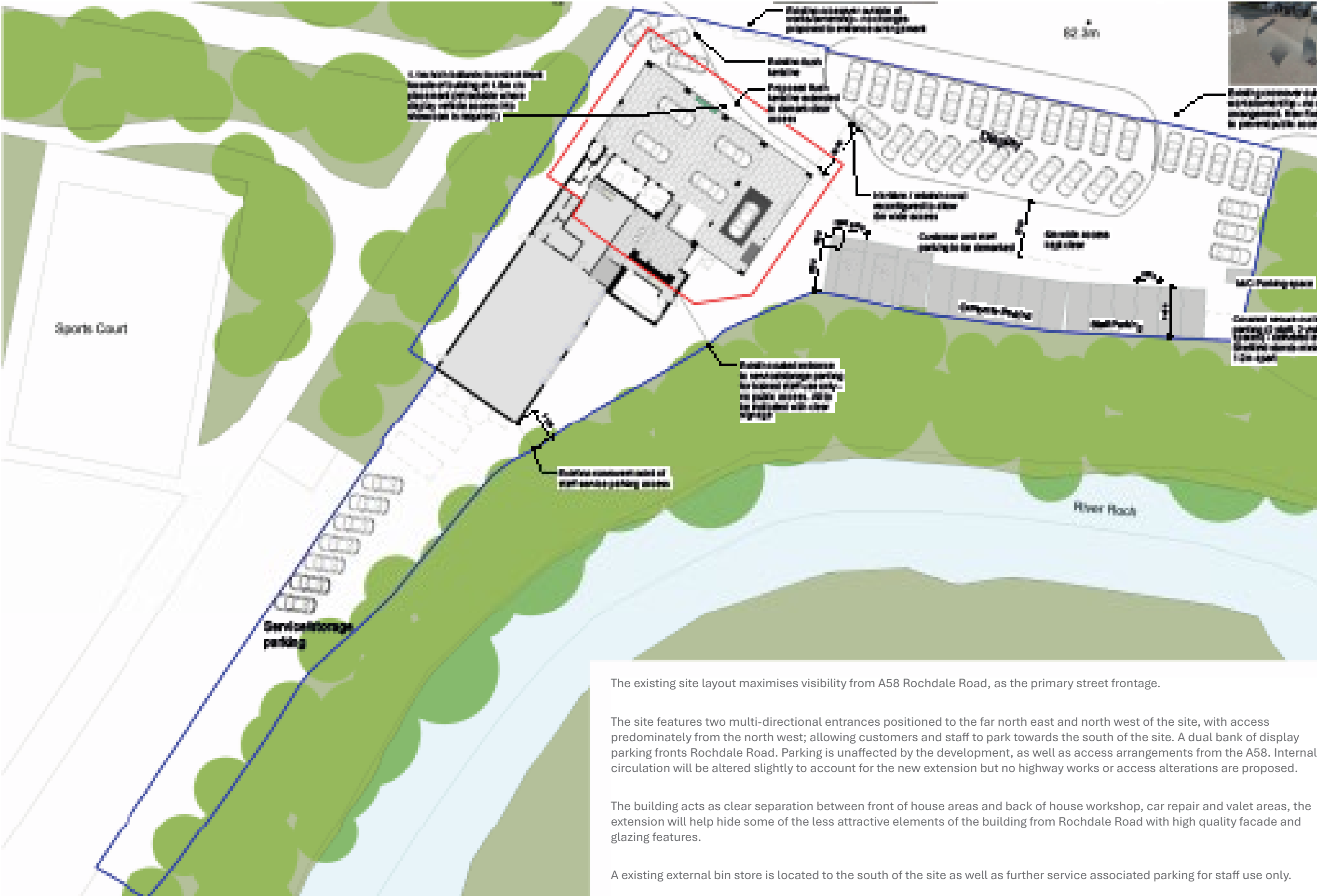
SITE LOCATION PLAN

1:500 @ A3



LAYOUT

1:400 @ A3



The existing site layout maximises visibility from A58 Rochdale Road, as the primary street frontage.

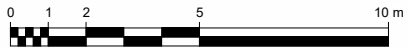
The site features two multi-directional entrances positioned to the far north east and north west of the site, with access predominately from the north west; allowing customers and staff to park towards the south of the site. A dual bank of display parking fronts Rochdale Road. Parking is unaffected by the development, as well as access arrangements from the A58. Internal circulation will be altered slightly to account for the new extension but no highway works or access alterations are proposed.

The building acts as clear separation between front of house areas and back of house workshop, car repair and valet areas, the extension will help hide some of the less attractive elements of the building from Rochdale Road with high quality facade and glazing features.

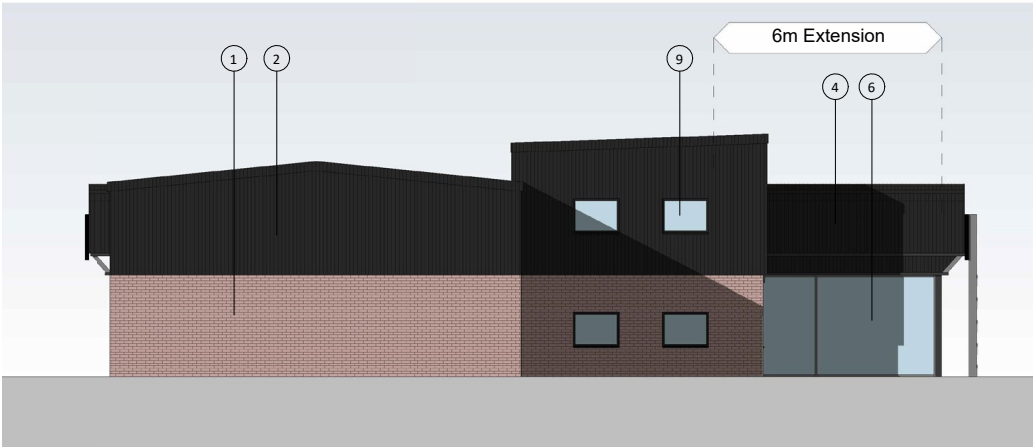
A existing external bin store is located to the south of the site as well as further service associated parking for staff use only.

APPEARANCE & MATERIALS

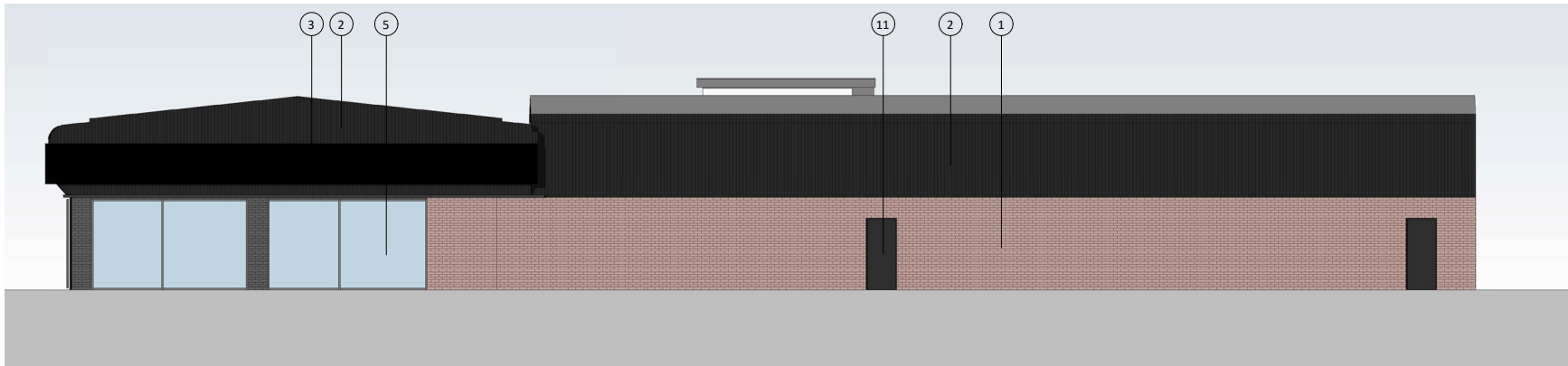
1:200 @ A3



North Elevation



South Elevation



West Elevation



East Elevation

Scale

The existing single storey glazed showroom element faces out towards Rochdale Road, with a mezzanine first floor for workshop parts in ‘back of house’ areas behind and to the southern edge of the building.

The equal height workshop facilities are located behind the showroom element and accessed from the eastern side. Beyond that, there are additional car repair facilities sharing a similar access.

The proposed extension is of a lesser height than the main showroom element but will continue cladding and facade detailing in order to give a consistent appearance when viewed from Rochdale Road.

Building Materials

The general approach to the refurbishment is to create a seamless facade, with very little alteration.

With that in mind, the existing curtain walling will remain and the new extension will be specified to match the existing appearance of these elements.

The existing roof is to be extended and a new signage fascia installed above the new glazed facade to mirror the existing. New signage to be applied to the building under a separate advertisement application



Example of proposed dealership corporate identity (Chery Jakarta)

3.0 ACCESS

ACCESS

The client, Invicta Motors, endeavours to offer a equal experience for their visitors and staff by providing inclusive premises. They seek to foster an inclusive approach to meet the needs of all people who use the premises.

Invicta seek to meet the requirements of current statutory legislation, Planning and Building Regulations, the Equality Act 2010 and British Standard BS8300 but also seeks to promote best practice with regard to accessibility as this legislation describes.

Though, at present, there are no specific staff accessibility requirements, the building can be adapted and has been designed to be accessible for any user, whether customer or future staff member.

Various documents have been used during the planning of the project to ensure issues relating to accessibility are thoroughly taken into consideration, these include:

- The Approved Documents M K (2015 edition incorporating 2020 and 2024 amendments) & K (2013 edition) of the Building Regulations
- BS8300-2:2018 ‘Design of buildings and their approaches to meet the needs of disabled people – Code of practice’
- Equality Act 2010
- ‘Design for Accessibility’ (2012) Centre for Accessible Environment & RIBA Enterprises

External Access

Within the site clear signage guides staff and visitors to designated parking zones. Accessible parking for disabled visitors is provided near to the entrance.

Level access is provided from the external site into the building.

No changes are proposed to crossovers from Rochdale Road

Internal Access

The building is split across a ground and first floor however most provisions, including all public areas, are located on the ground floor. The first floor includes a small number of additional staff offices and parts store, which are accessible via stairs.

Maintenance

All maintenance of the rooftop and internal gutters will be accessed by a cherry picker.

The cladding system and windows can be cleaned from ground level using an adjustable pole system

FLOOD RISK ASSESSMENT

Flood Risk Assessment

The site falls with Flood Zone 1 (low risk) on the Environment Agency Map - an area with a low probability of flooding.

Key:

Flood Zone 2

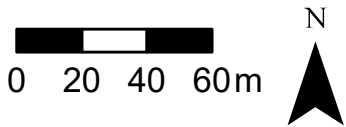
Flood Zone 3

Application Boundary

Main River



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