

Reinstatement of Door

Mayfield Garage, Eldon Street, Bury BL9 5AZ

Mayfield Garage fronts Eldon Street close to its junction with Walmersley Road. The part nearest the street is brick with a sheet clad building behind. Other properties on the street are terraced houses.

The applicant has been trading at the property as a vehicle repair garage for over 30 years. He owns the building but has to pay ground rent. The freeholder has recently told him that he is no longer allowed to use the established access at the side of the building and has blocked it off with a chain. Double doors and a single door cannot be reached. There is no other way into the building. It is not even possible to remove any personal items.

A costly solution to the problem is to access the building from the front where there were originally two sets of double doors which have been replaced with windows. An old photograph is attached showing the original doors. Hinges can still be seen.

One of the windows would be removed and a roller shutter door installed. No structural work is needed because there is a steel beam across the whole frontage. The door will be opposite the internal access to the rear part of the building. Vehicular access into the building from the other former doorway would be restricted by a staircase.

The kerb outside remains lowered from when there were previously doors. The building is large enough to accommodate all vehicles with no need for on street parking. There is space for cars to turn so that they can enter and leave in forward gear.

The appearance of the building will be little changed. There will be no adverse effect on the amenity of residents of Eldon Street.

The proposal is a small development, exempt from the requirement to provide Biodiversity Net Gain. The building covers 100% of the site with no ecological interest or prospect of improvement.

The Greater Manchester Places for Everyone Document was adopted in March this year but has limited relevance to this proposal which does not involve new floor space or a change of use.

POLICY JP-S2: CARBON AND ENERGY seeks to promote “the retrofitting of existing buildings” but does not insist on it. The cost of thermally insulating such a large, old, sheet clad building could not be justified.

POLICY JP-S5: CLEAN AIR. Approval of an alternative access to an existing business will have no impact on air quality. An electric vehicle charge point was due to be installed before the access was blocked and will be installed once access is restored.

POLICY JP-C2: DIGITAL CONNECTIVITY The building already has full fibre broadband connectivity.

It is essential that planning permission is granted for the access, otherwise the building cannot be used or even maintained. Appropriate conditions can be agreed.