

DESIGN AND ACCESS STATEMENT

Proposal: CHANGE OF USE OF BUILDING FROM WHOLESALE (B8) TO RETAIL (CLASS E)

ADDRESS: 46-48 BURY NEW ROAD, MANCHESTER M8 8EL

Date: 14/10/2025

The Property

The existing property is a three-storey wholesale building with shops on the ground floor. The upper two floors are currently Office and Storage use only. The existing building forms part of a short parade of terraced shops situated on the eastern side of Bury New Road, which is one of the main arterial routes from Manchester City Centre to the north into Salford, and on to Prestwich and the M60 beyond. The property has shops on the ground floor, and access to the upper floors is via a staircase from a separate door between No. 46 and No. 48.

The current economic climate dictates that vendors are looking for smaller shops for retail use. The larger premises are not popular. The applicant is losing money with first and second floors remaining empty for most of the time. The applicant sometimes had office-based businesses on the first and second floors as tenants. But the space is largely unoccupied. Wholesale use was stopped. And over the last 10 years, retail was the main use of the property.

The ground floor has been quite popular with retail vendors because of the nature of the street with its high customer footprint. So, over the last 10 years, the ground floor has especially been occupied by retail vendors.

The proposal

The proposal is for change of use of building from wholesale (B8) to retail (Class E).

The proposal is to allow the units at 46 and 48 Bury New Road to be used for Class E purposes as the retail use is in its tenth year.

Materials

The external façade of the building remains unchanged.

Bins and collection

The existing shared bin area and collection arrangement remains the same (at the back).

Flood Zone

The site is in a Flood Zone 3. A flood risk assessment has been supplied with the application. The flood risk was for a previous application but should still be applicable to this change of use application.