

**Design & Access Statement**  
**for**  
**Change of use at**  
**UNIT 1, BUERSIL HOUSE, EXMOUTH STREET, ROCHDALE, OL16 4SX**



This statement has been prepared to support a planning application for change of use of existing work shop into MOT Testing station. Application site is off Oldham Road in light industrial area.

The proposal is to change existing single storey work shop into MOT station. The main workshop and office is built grey composite panel. Its established business for years now demand has arisen for MOT.

Two cars parking provided within the site. There is on street car parking spaces also available. The business will be will not impact on existing parking. Mostly customers will be visiting the site with an appointment.

We believe that the application should be approved on the grounds that the proposed scheme is almost same kind of use no amendment or alterations are proposed to existing building internally or externally.

Allowing new change of use of the unit will be best use of the space, there will be a new business opportunity. We trust the proposed use would not have an adverse impact on neighbours or on the character of the area. It will improve the environment from a security point of view and will create job opportunities in vicinity and revenue for city council in form of business rates. The site is large enough to cope with this type of development with no compromise on amenity space.