

Car sales lot to become coach depot with 11pm finish seven days a week

A car sales lot is set to be transformed into a coach depot after plans for a new entrance and exit onto a main road were withdrawn. SAR Property Solutions has secured planning permission to convert the open-air compound at the corner of Agate Street and Whalley New Road in Roe Lee, Blackburn.

The site will accommodate up to ten coaches, with operations restricted between 7am and 11pm every day. Planning officer Adam Shaikh's report noted: "The application site relates to an existing car sales compound located to the eastern side of Whalley New Road within Blackburn."

He added: "Following receipt of amended plans on September 13 2024, planning permission is sought for the change of use from car sales to coach hire depot. The proposal initially sought creation of a new access off Whalley New Road, however following an on-site meeting with the applicant, agent and the council's highways officer, this has subsequently been omitted from the proposal.

"As such the proposal is solely limited to the change of use and widening of the existing access off Agate Street. Two letters of objection were received from neighbouring resident concerned about excessive pollution generated as a result of diesel from large vehicles; light pollution in the evenings; pedestrian access on site; opening onto Whalley New Road will result in detriment to highway safety; the purpose of the coaches and future use of site; and the impact on residential amenity of the occupants at the nearby residential dwellings."

Mr Shaikh said the proposed operation would result in the site being used for storage of 10 coaches and 10 cars. The existing

building would be used for servicing and welfare facilities for staff, reports [Lancs Live](#).

He added: “The continued use of the site is considered to support economic growth. The site is located within a mixed setting comprising of residential and commercial in character. Taking this into consideration and adding an appropriate hours of operation condition together with a condition limiting the number of coaches/cars at the site, the proposal is considered acceptable.”

“The agent confirms the site will solely be used for storage of 10 coaches and 10 cars with the only operation being vehicular parking when not in use and for drivers of coaches to park their vehicles whilst operating coaches. Passengers of the coaches would not be collected/dropped off at the site.”

Don't miss the latest news and analysis with our regular [North West newsletters](#) – [sign up here for free](#)