

DESIGN AND ACCESS STATEMENT

618 Stockport Road, Levenshulme M13 0RG
Proposed Retention of 5no Shop Units
For Mr W Choudry

GENERAL

Site History and Background

The site of approximately 250sq m is an existing end terraced two storey building of approximately 100 years old is constructed in brick beneath a tiled roof with a modern ground floor frontage to the two main elevations
There is no other known significant planning history

Environs

The building is located on the corner of Stamford Road and Stockport Road junction and near the centre of The Longsight Shopping area
At the rear of the premises is an open recess that is used as a bin store
The site can also be accessed by customers from the front from the main road and from Stamford Road

Security by Design

The shop unit is secure to the front, side and rear

The Proposal

The proposal is to retain the 5no individual shop units that were converted from the ground floor restaurant that was too large and to convert it into 5no self-contained ground floor shop units that commenced to be formed in December 2019 and finally completed in June 2020
He wrongly understood that planning permission was not required for these works and only realised the situation when he organised for the question to be recently asked to the Planning Department

The works included a small ground floor 4sq m extension to Unit 618B that was repositioning a matching shopfront elevation at the corner with Stamford Road underneath the first floor overhang with the other a small 16sq m ground floor extension to link the with the rear ground floor building to Stamford Road with all finished to match the existing shop fronts

The shops have an existing services area marked on the Stamford Road and all units could have an early/late usage deliveries introduced if required

Car Parking

There are no car parking spaces available

Waste Management

The existing waste management strategy will be maintained to ensure standard procedures are carried out

The submitted waste management template details are what presently satisfactory services the shop units at the moment using a managed system by a private Waste Disposal Company with space in the rear Bin Store for any additional bin(s) if required

Landscaping

There is existing hard standing shop wide pavement to the front side of the shops

Conclusion

We are of the opinion that the retention of the usage is not detrimental use in the area as it is surrounded by similar outlets and the businesses have been successfully trading for nearly a year without any known legislation problems and enhance the property and the surrounding environment to the benefit of all parties concerned