

DESIGN AND ACCESS STATEMENT

Proposed Temporary Canopy and Mobile Refreshment Trailer to Existing Car Wash and M.O.T Station at 457 Barlow Moor Road, Chorlton, Manchester M21 8AY for Super Quick Shine

GENERAL

Site History and Background

The site of approximately 1044sq m a small commercial industrial site located on the eastern outskirts of Chorlton on Barlow Moor Road and consists of a ground floor Car Wash and M.O.T. station

The site was once a petrol station of approximately 80 years old is constructed in silver cladding beneath a flat roof

The site has recently received a planning refusal for a small café located at the front of the premises on 5th January 2021 ref 127658

These proposals received a planning refusal on 26th May 2021 ref 129958

There is no other known relevant planning information

Environs

The building is located between the McDonalds and a small Tesco Store on Barlow Moor Road before Chorlton Park with residential houses nearby

At the front of the property is an open yard with a canopy that once covered petrol pumps and used for a car wash area with the M.O.T. presently un-

The site has “in and out “vehicle operation which is also wrongly used by Tesco customers who find it difficult determine their site entrance

Security by Design

The main buildings are secure

Waste Management

The existing waste management strategy is privately managed with bins located in the rear container building

The Scheme and Proposal

The scheme is to reduce the area of the unfinished canopy area by two bays as discussed with the Planning Department and retain the mobile refreshment trailer

The proposal for the temporary canopy is to supplement the existing canopy which will then provide additional trading space for a new higher quality car wash area, keep staff dryer in winter months and also refrain the Tesco customers from entering the site through the enhanced exit facility

It is proposed to clad the posts and supports in sheeting to match the main building

The mobile refreshment trailer is to provide a light drinks and snacks facility that can be repositioned around the site subject to another location being located for trading purposes

Landscaping

There is existing hard standing around the whole of the site that will be retained

Conclusion

We are of the opinion that these proposals enhance the property and the surrounding environment to the benefit of all parties concerned