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Design and Access Statement

*Access Statement for the Permanent Use of the Car Wash
(Sui Generis) to part of the site*

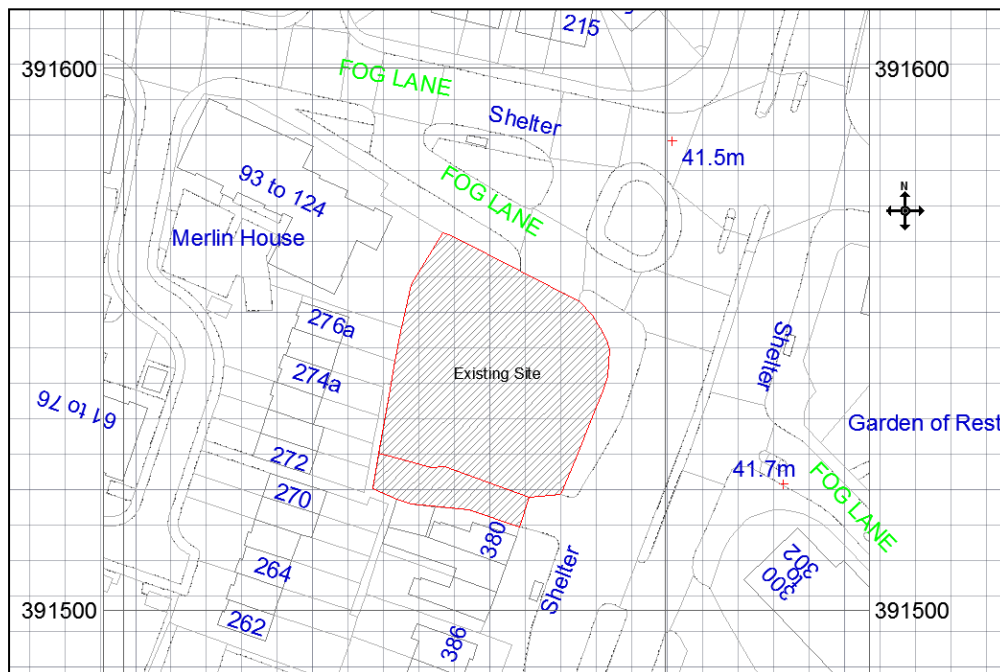


1. Summary:

1.1 This supporting planning, Design and Access Statement has been prepared by Ash 4 Homes Building Surveyors and Property consultants, on behalf of Mr Alam Khan. It accompanies the Planning Application for the retention of the Car Wash Use (Sui Generis) to part of the site. The application includes the retention of the existing erected canopy that provides shelter to facilitate the car wash use.

2. The Site Location:

Figure 2.1 - Site Location



Source: Streetwise Maps Ltd - Ordnance Survey

2.1 The site is located on a corner position at the junction of Kingsway A34 and Fog Lane in the Manchester, Burnage area amongst a high density of residential and commercial properties.

2.2 This section of Kingsway and Fog Lane typically comprises of two storey semi-detached houses, three storey terraced houses, four storey apartment blocks, and two storey commercial properties.

2.3 At ground level the mixed uses are typically residential, A1 retail, A2, A3, A5 and Sui Generis with commercial B1 or residential uses at the upper floors.

2.4 The site is accessible from both Kingsway A34 and Fog Lane. The south-easterly boundary on Kingsway and the north-easterly boundary on Fog Lane have adjoining public footpaths which have a tarmacked surface that is used by pedestrians to access the local amenities, the adjacent retail shop at 380 Kingsway and residential properties and apartment blocks. The site boundary in the south-westerly direction provides the access point to the site from Kingsway and the adjoining shared access road for the detached garage at the rear of the adjacent retail shop. The north-westerly site boundary adjoins the rear of the neighbouring residential properties and an apartment block.

2.5 Beyond the public footpaths are the roads, Kingsway A34 and Fog Lane. Where Kingsway A34 is a main dual carriageway that provides one of the main link roads from South Manchester to the North side of Manchester and city centre. The site is very well located for public transport and has regular bus routes serving the site with bus stops within 25 metres on Kingsway and Fog Lane.

3. The Site:

Photograph of the site from the north west corner:



3.1 The site had temporary sui generis use classes granted for the vehicle hire and car wash businesses granted on the 6th of September 2017 for a limited period until the 6th of December 2019. The planning permission included the installation of a 4.5 metre high portable building to provide ancillary office and messing facilities and 2 metre high fencing to the perimeter of the site.

3.2 The site is an irregular shape with a site area of approximately 1350m² (0.135 ha). There is a 2 metre high perimeter fence erected providing security to the site.

4. Pre-Planning Considerations:

4.1 The planning application for the retention of the existing scheme will take into consideration all the advice given during the previous planning applications by the Senior Planning Officer (SPO) Mr David Lawless and the Highway Authorities.

4.2 The proposal for the permanent use of the car wash (Sui Generis) to part of the site will be with a view a planning application outlining a mixed use development will be submitted within 24 months from the proposal being granted.

4.3 Previous comments received from the Highway Authorities indicate the layout and access arrangements for the proposed scheme would be satisfactory and acceptable. Furthermore the transport statements prepared for the previous granted vehicle hire and car wash uses, provides details of the site accessibility, servicing, parking and access arrangements, together with a swept path analysis of vehicles using the car parking areas. According to the transport statement, the parking demands and traffic generated from the proposed businesses will have a minimal impact on the network.

4.4 SPO Mr David Lawless has advised any works related to the levelling of the site and resurfacing will require details of the proposed sub-base, sub-grade, laying course, surface materials and the drainage system and to be approved by the Environmental Agency.

4.5 Proposed signage on buildings or any other hoardings on the site will require a separate planning application to be submitted with this application.

5. Retention of the Car Wash Use:

5.1 The planning application for the scheme includes the retention of the existing erected single storey canopy that provides shelter and facilitates the car wash use.

5.2 The design of the existing 3 metre high single storey canopy is sympathetic towards the encompassing retail shops and residential property. Access to the site will comply with the Local Planning Policies, Approved Document Part M and the Disability Discrimination Act.

5.3 Site accessibility, servicing, parking and access arrangements will be according to the existing Transport Statement that accompanied the previous planning application and approval. Car park layout, vehicle manoeuvrability on-site and a waste management plan has been highlighted in the existing swept path analysis undertaken by the Highway consultants.

5.4 Utilising the site with the proposed use will enable the site to be maintained during the period a full planning application for a mixed-use development is submitted and planning permission is granted. The existing uses will terminate on the commencement of works for the mixed-use development.

6.0 Conclusions:

6.1 The car wash business has established a good reputation in the local area offering a friendly service that is responsive to customer needs. The business has fully complied with all current regulations and good practices and has made the scheme as accessible as possible in accordance with Local Planning Policies, Approved Document Part M and the Disability Discrimination Act.

6.2 The scheme has continued to aid the enhancement of the surrounding area and has provided a benefit to the local community, with no adverse impacts upon the areas viability and vitality. The business has been operating successfully to obtain positive views from many customers.