

Management Plan

to support a planning application for GA Armstrong
on land at Oldham Road & Ridings Street,
Newton Heath

1.0 Introduction

- 1.1 This Management Plan has been submitted in support of a planning application by G A Armstrong for a new showroom with storage space and office on land at Oldham Road, Newton Heath.
- 1.2 The purpose of this plan is to explain how the company operates and how the new building would be used once completed and occupied.
- 1.3 The applicants company is currently located within the City Centre zone at 1 Adair Street Manchester (junction with Great Ancoats Street).
- 1.4 Armstrong's currently lease the building they operate from and the landlord has recently sold the site and premises to the Capital Centric Development Company who intend a comprehensive re-development of that site.
- 1.5 Because of the sale of the site, the site owners have served notice on Armstrongs to vacate the premises they currently operate from no later than 31 August 2017.
- 1.6 To ensure that the business survives and the same levels of employment are sustained, the applicants have sought out new premises close to the City Centre and details of these are included in the Sequential Report.

2.0 Effects on Applicant

- 2.1 The only vacant available site to accommodate the applicants' business requirements is the application site which holds a present planning approval for a development proposal.
- 2.2 It is essential requirement that the applicants can maintain close proximity to the city centre in order to continue to provide their services to customers who want to remain loyal to the Armstrong establishment and who are dependent on the company's services as purveyors of commercial office furnishings of the highest quality and standards.

3.0 Management Plan as existing and proposed

- 3.1 The majority of orders received by the company are through their current website where orders are received but not distributed from this site.
- 3.2 Distribution of office furniture will continue from Armstrong's distribution depot located at Albion Mill, 29 Penny Meadow, Ashton under-Lyne,
- 3.3 The current plan is to transfer the showroom from Adair Street to the new location.
- 3.4 Due to the type of business, any visitors to the showroom are **by appointment only** and on average it is anticipated that there will be approximately **8 visits** a week from commercial customers.

3.5 Due to the low number of visitors to the site, on average there will be 4 employees working from these premises but this could be increased to 6 if required.

3.6 Visitor parking is provided inside the storage area as shown on the plan. Staff parking is to be provided along Ridings Street but the company encourages sustainable modes of travel and as such cycle parking is provided on site.

4.0 Waste Management Strategy

4.1 An external area at the site of the new building is provided for waste and recycling facilities. Within this area, space is provided for recycling of cardboard and general waste.

4.2 Cardboard waste is wrapped in clear plastic and collected by a specialist recycling contractor on a monthly basis. Due to the low amount of use of these premises, it is anticipated that a maximum of 50 kg of cardboard would be collected each month.

4.3 For general waste, either 2no. 1100ltr wheelie bins would be provide within the external waste area or alternatively 1no. 2400ltr wheelie bin depending on the clients requirements. 1no. 1100ltr paper recycling bin would be provided in addition to 1no. 1100ltr bin for general recycling.

