

Business Proposal Description - Rear 1044 Stockport Road, M19 3WX

We currently operate at Front 1044 Stockport Road (Nordie) which is a Neighborhood bar & cafe under a mixed use A3 & A4 license. The Rear of 1044 Stockport Road is currently being used as a storage unit by the owner however we propose to use the rear as a dining space for up to 20-25 people with the addition of a new kitchen area. The proposal will increase our offering and we hope to employ an additional 4 staff members once fully operational.

Ambient music will be provided in order to enhance the atmosphere of the establishment without being of a level that might be intrusive to customer conversation.

Our proposed operating hours will not be affected by the new proposal.

Deliveries

There will be no changes to the delivery schedule that has been outlined in planning application PP-06922282

Transport

The property is less than a 5 minute walk from Levenshulme train station with regular services in and out of Manchester Piccadilly and Stockport stations

Stockport Road and Albert Road are both served by several bus services (such as the 192) which run very frequently between Manchester, Stockport and further afield throughout day and night

The Fallowfield Loop (F.Loop), a Sustrans green cycleway, crosses underneath Stockport Road Adjacent to the property. The F.Loop connects Chorlton in the west, through Fallowfield and Levenshulme to Gorton and Fairfield in the east by an 8 mile traffic-free cycle and pedestrian route. We intend to work with MCC at a future date to hopefully install secure bicycle parking space within the boundary of the property.

Security

Access to the rear is only available via the front of the building. We will have new one way emergency exit doors fitted so access is only prohibited during an emergency to aid exiting the building. There is roller shutters already in place & CCTV is already in operation at the rear of the property.

Waste Management

No changes are to be made to the waste management plan that have already been approved (PP-06922282)

Noise

Rear 1044 Stockport Road is ground floor only. There are no flats or apartments above or adjoining to the unit. We do not expect the proposed use to create an unreasonable amount of sound as it will be a kitchen & dining area only. There is no proposal to add windows therefore no sound will omit from the space. Access into the space is via the front door on Stockport Road so no doors will be opening or closing during the day nor will deliveries be made via the door at any time during the day.

Odour

The proposals include a kitchen to serve home-cooked hot & cold seasonal food including salads, charcuterie, cakes etc. Kitchen equipment will include hot plates, toaster, conventional oven & hobs. We propose to install a small snack style canopy however no external pipework shall be installed or mounted on the walls other than a small vent measuring no bigger than 500mm. Approval for the extraction unit has already been agreed (PP-06922282)

Planning policy

We believe the application will satisfy pressing planning objectives for Levenshulme's District Centre. Namely that it would help to diversify the daytime, early evening & night-time offering in a period which has seen many pubs and drinking establishments close down. This proposal would reactivate an empty unit on the High Street during the day and night in the centre of the District Centre which is in a highly visible location.

Advertisement & Signage

No additional signage will be added to the proposed space.