

Supplementary Note

57 Kenyon Lane

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Moston

MANCHESTER

M40 9JG

1906107_RP-01

December 2019

INTRODUCTION

This Statement has been prepared by the Agent on behalf of 'AI Property Investments Manchester' in support of Prior Approval application submitted to Manchester Council as part of change of use from Shop (A1) to Restaurant and Café (A3).

This report is to be read with the relevant planning drawings as submitted as part of this planning application:

- *PL_01* *Location Plan*
- *PL_02* *Existing Plans and Elevations*
- *PL_03* *Proposed Plans and Elevations*
- *PL_04* *Proposed Bin Collection*

The building is located within Moston, the shop is currently vacant.

PARKING

There are bus stops within a few minutes walking distance along Kenyon Lane and Moston Lane which serve the area with bus routes running from Manchester city centre to Moston, Blackley and Harpurhey.

There are two tram stops (Newton Heath & Moston and Central Park) nearby within 20 minutes walking distance which interchange and link up the area with the rest of the tram network. From these stops you can reach the city centre after only couple of stops and travel beyond as far as Rochdale Town Centre and East Didsbury.

There are on-street car parking spaces available directly in front of the proposed restaurant on Kenyon Lane and nearby on Whittaker Street, Penn Street and Hinde Street.

We believe all these make the development sustainable in terms of connectivity with public transport and facilities nearby.

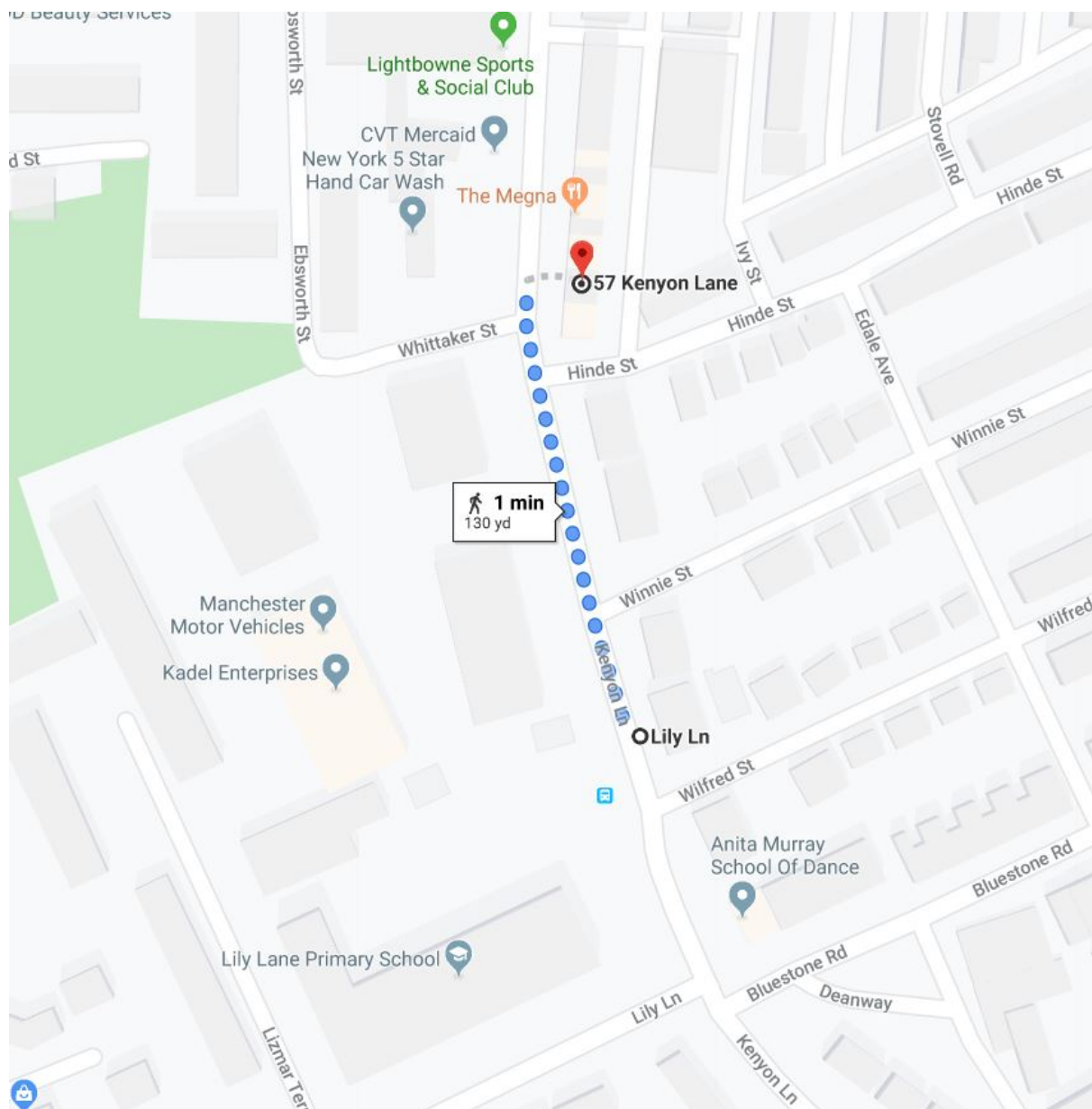


Figure 1: Bus stop: Lily Lane, 1 minutes' walk.

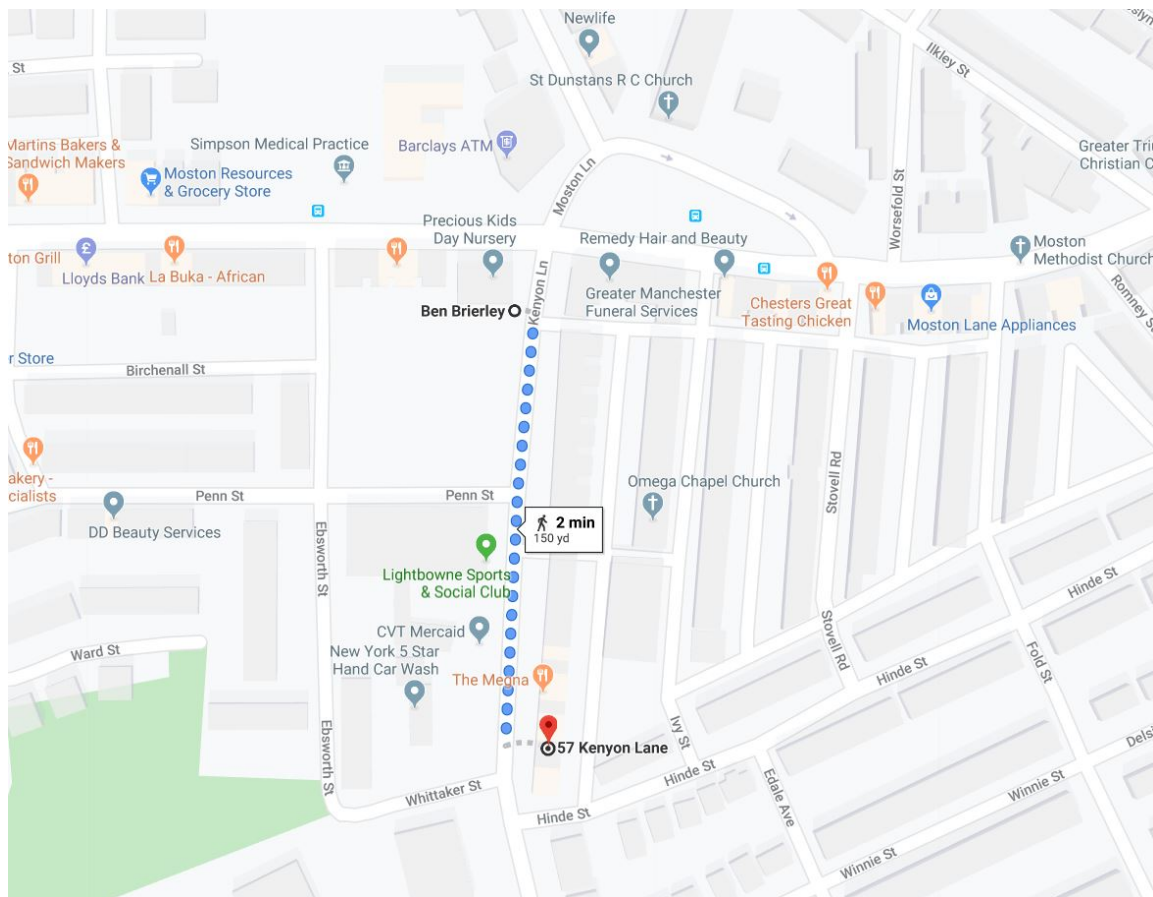


Figure 2: Bust stop: Ben Brierley, 2 minutes' walk.

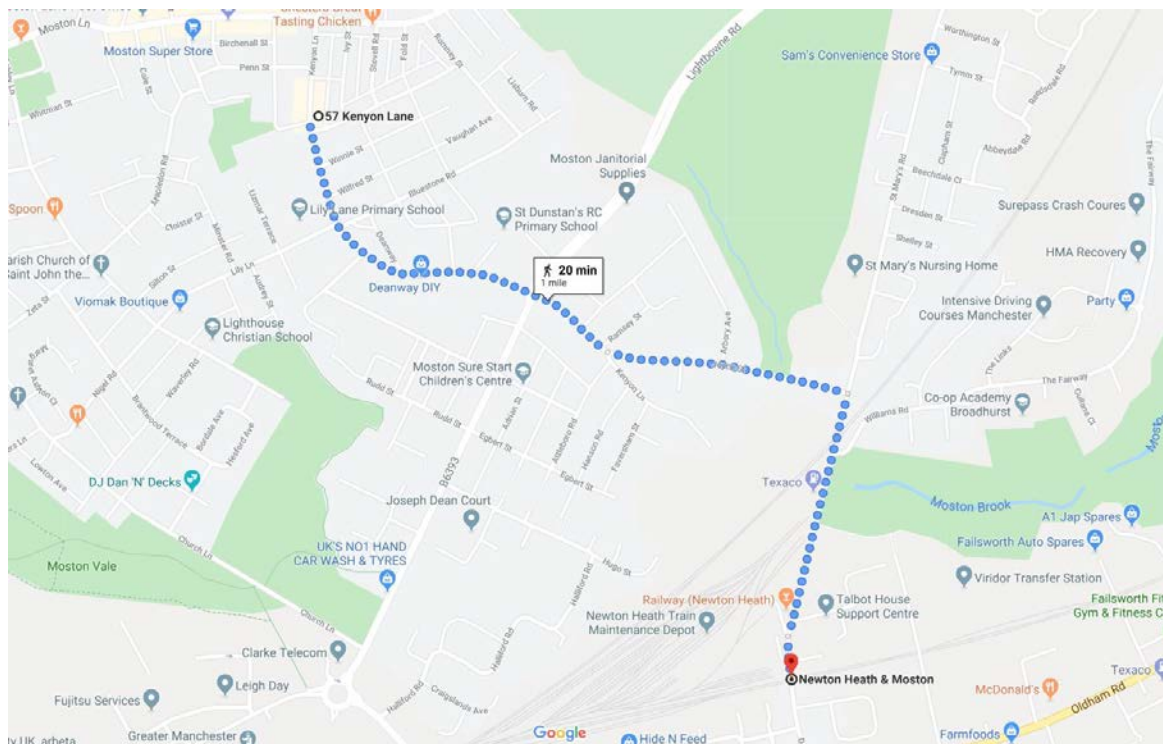


Figure 3: Tram stop: Newton Heath & Moston, 20 minutes' walk.

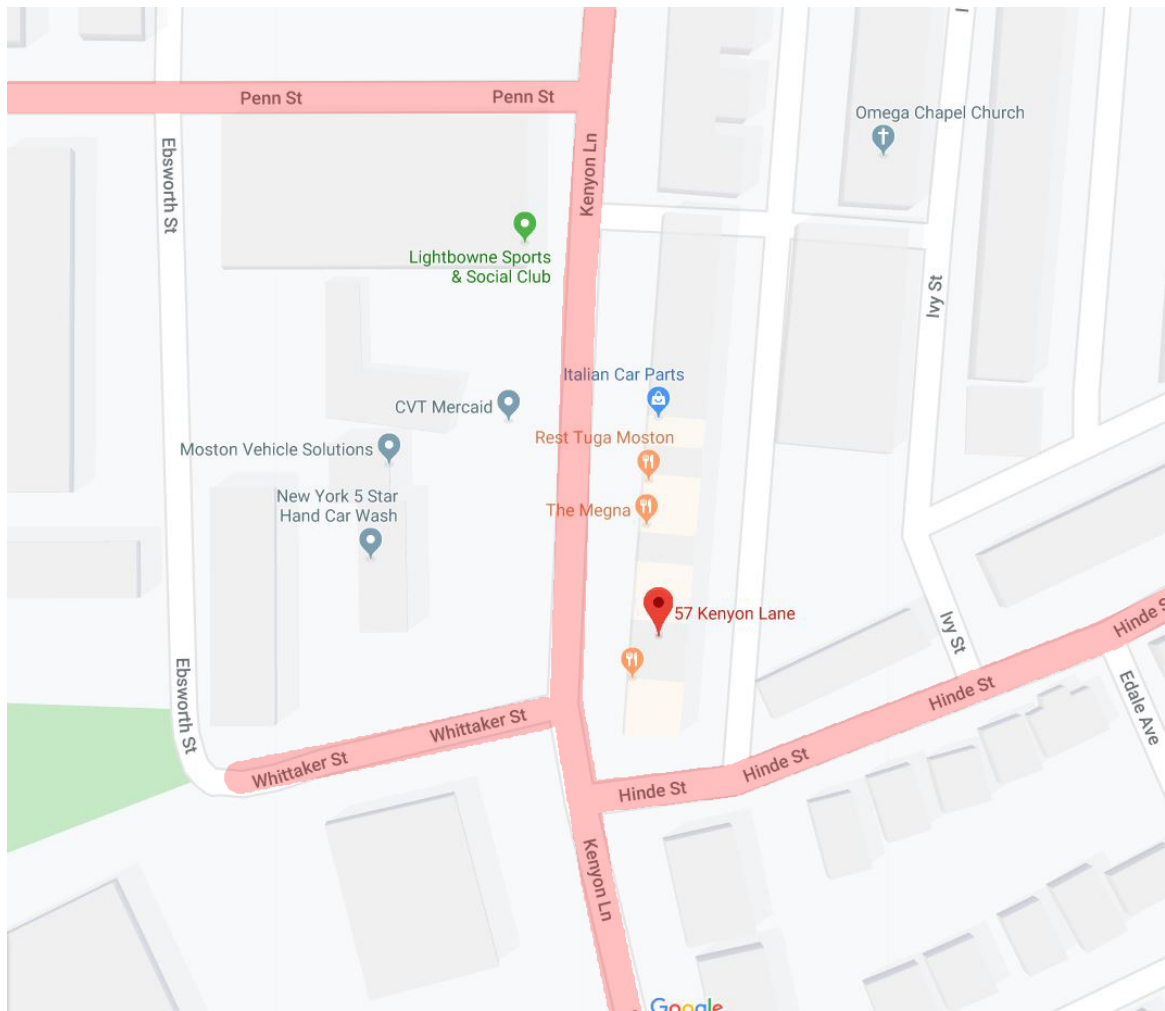


Figure 4: Highlighted in red indicate available on-street car parking.